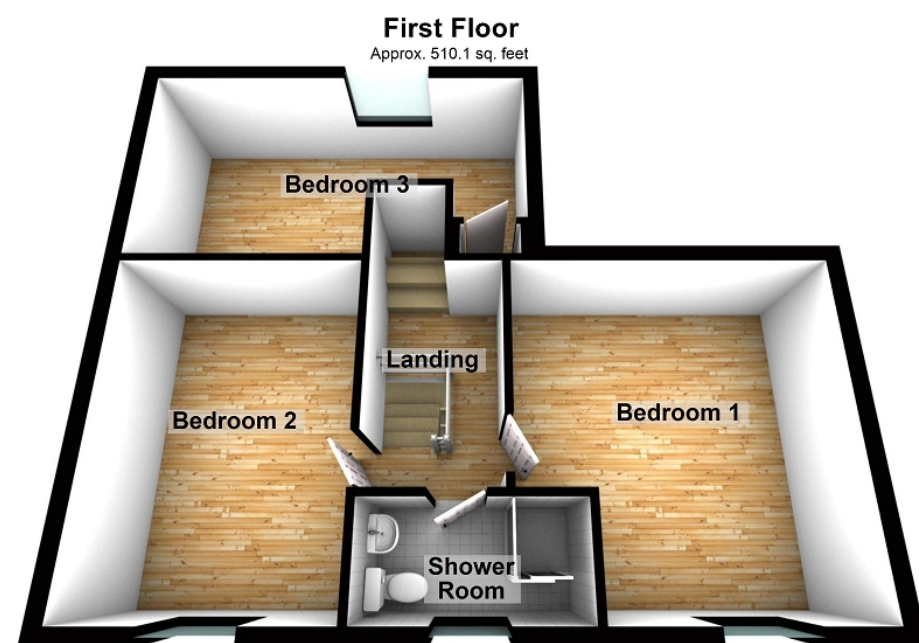


Total area: approx. 1150.9 sq. feet



Llanybri Carmarthen Carmarthenshire.

£850 Monthly

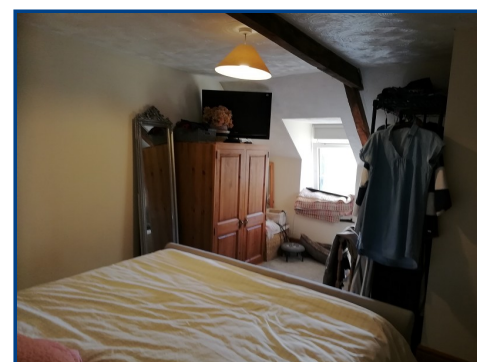
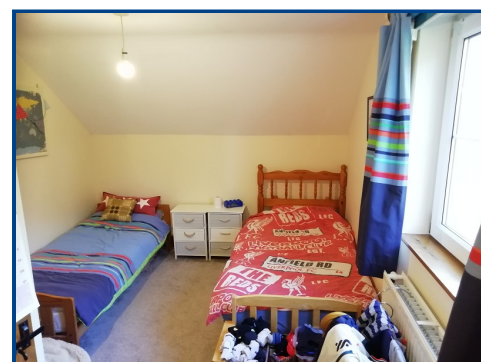


- Available To Rent - cats only
- Quiet Rural Spot
- Country Setting Adjoining Quiet Lane
- 2 Reception Rooms, 2 Baths, 3 Bedrooms
- Character Accommodation
- Easily Accessible to Llanstephan Beach
- Carmarthen 9 Miles
- Front & Rear Gardens
- Car Parking Drive

General Description

Available to rent - A detached 3 bedroom country cottage located in lovely rural surroundings adjoining a quiet district road with front and rear gardens, car parking drive and store shed. Easily accessible being only 5 miles to St Clears and Llanstephan beach and some 9 miles from Carmarthen.

EPC Rating: D55



Viewing: **01267 230 645**

Website: **www.ctf-uk.com**

Email: **carmarthen@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

Available to rent - one small pet only.
Pleasantly located country property having a peaceful rural spot being accessible to St Clears and Carmarthen and the lovely beach at Llanstephan.

Accommodation provides - 2 Reception Rooms, Kitchen/Diner, Utility Room, Bathroom, First Floor provides 3 Bedrooms and Shower Room with oil fired central heating and double glazing. Outside there is a car parking drive with lawn front and rear gardens and useful adjoining Store/Garden Shed.

Living Room

Open fireplace with grate and side TV shelving/display areas, radiator, stairs to first floor, door to:

Reception / Playroom

Window to front, radiator.

Kitchen/Diner

Fitted with a range of fitted base and eye level cupboards, sink unit with mixer tap, built in electric oven with ceramic electric hob with fitted hood over, radiator, fridge space, plumbing for dishwasher, door to:

Utility Room

Fitted base and wall cupboards, sink unit, plumbing for washing machine and dryer, oil fired boiler, radiator, double glazed rear entrance door, door to:

Bathroom

Modern suite comprising bath with telephone shower attachment, wash hand basin, WC, Quadrant shower cubicle, heated towel rail, extractor fan.

First Floor Landing

Doors to:

Bedroom 1

Window to front, radiator.

Bedroom 2

Window to front, radiator.

Bedroom 3

Window to rear, radiator, built in store cupboard with slatted shelving, door to under eaves storage space.

Shower Room

Modern suite comprising built in shower cubicle, WC, wash hand basin, heated towel rail, radiator, extractor fan.

Externally.

Shared entrance leading over to car parking drive, front and rear mature lawn gardens with post and rail timber fencing, concrete based walled in patio area leading out to garden all enclosed with timber fencing. Adjoining Garden/Store shed approx 14' x 8'.

Services

Mains electricity, private water and drainage supplies.

Agents Note

Please note that the landlord of this property is an employee of Clee, Tompkinson & Francis.

Services

Mains electricity, private water and drainage supplies.

Council Tax - Band D.

Directions

From Carmarthen take the main A40 carriageway West towards St Clears and carry on for some 5 miles until arriving at the turning for Llangynog/Llanybri. Turn left at the turning and carry on for some 1.75 miles until arriving at top of hill and the village of Llangynog. Turn right just before the village sign at small junction and proceed down this lane for approx 2 miles going through a sharp double bend and carry on down where the property will be found further down on the right.

