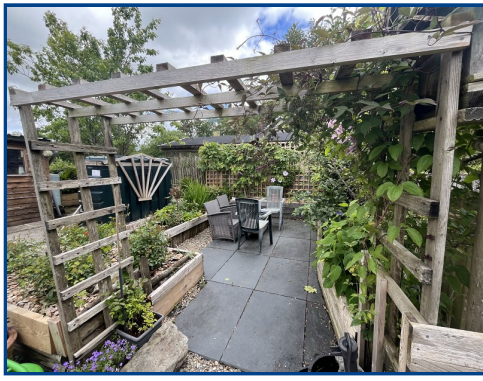




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Troed-Y-Rhiw Isaf
Salem
Llandeilo
SA19 7LY**

Price **£250,000**



- Delightful Two Bedroom Cottage
- Tastefully Presented Throughout With A Cosy Traditional Feel
- Two Double Bedrooms
- Low Maintenance Rear Garden With Two Patio Areas
- Peaceful Village Setting
- Oil Central Heating and Double Glazing
- EPC: E53



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

Important notice

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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.

General Description

Troed-Y-Rhiw Isaf is a semi detached two bedroom cottage set in the picturesque village of Salem, just a short drive from the market town of Llandeilo. Troed-Y-Rhiw Isaf offers an ideal opportunity for first time buyers downsizers, or those seeking a tranquil countryside retreat in the heart of Camarthenshire.

EPC Rating: E53

Tel: **01558 823 601**

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

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

Salem, Llandeilo.

Property Description

A two bedroom semi detached cottage located in the peaceful rural village of Salem, just a short drive from the historic market town of Llandeilo. Troed- Y -Rhiw Isaf offers a wonderful opportunity for fist time buyers or those seeking a low- maintenance countryside retreat with character and comfort.

To the rear, the garden is designed with ease in mind- featuring two attractive patio areas ideal for dining al fresco or enjoying morning coffee in the sun. The raised beds make it perfect for those who love greenery without the upkeep.

Situated in the scenic semi rural village of Salem approximately 3 miles from Llandeilo which offers a wide and varied range of amenities with the M4 junction at Cross Hands conveniently located giving access to the rest of the country. The Towy valley is a renowned tourist destination with attractions that include Carreg Cennen Castle, Trap, Dynevor and Dryslwyn Castles, Aberglasney Gardens and the National botanical gardens of Llanarthney are all within easy reach.

Double Glazed Door

Entrance Porch (3' 5" x 3' 8") or (1.03m x 1.13m)

With radiator, down light and coat hooks.

Living Room (19' 2" x 14' 10") or (5.83m x 4.52m)

With three radiators, two double glazed windows to front, TV point and telephone point. Stairs to first floor with open balustrade. Feature former open fireplace with slate hearth, tile surround and oak mantle.

Kitchen/ dining room (13' 3" x 12' 11") or (4.05m x 3.94m)

Tiled floor, two radiators, strip light, plumbing for washing machine and dishwasher. Part tiled walls, bowl and half sink unit with drainer and mixer tap. Double glazed window and double glazed patio doors. Wall, base, drawer units, electric oven and induction hob with extractor hood over. Telephone point and appliance space.

Utility / Boiler Room (7' 5" x 4' 4") or (2.26m x 1.33m)

With tiled floor, Worcester combi oil boiler, shelving and coat hooks.

W.C. (2' 11" x 7' 3") or (0.90m x 2.22m)

Radiator, double glazed window, tiled floor, part tiled wall, WC, pedestal wash hand basin with storage cupboard beneath. Access to loft space.

First Floor

Landing

Radiator, double glazed window and access to loft space.

Bedroom 1 (13' 3" x 7' 5") or (4.04m x 2.27m)

widening to 3.41.

With double glazed window to front, radiator and telephone point.

Shower Room (7' 0" x 6' 9") or (2.14m x 2.05m)

With Respatex walls, walk in shower cubicle with mains rainfall shower head and hand held attachment. Extractor fan, low level WC, wash hand basin with vanity cupboard below. Double glazed window to rear, heated towel warmer and light up mirror.

Bedroom 2 (8' 10" x 10' 0") or (2.68m x 3.06m)

With double glazed window to front and radiator.

EXTERNALLY

Front forecourt with paved path, raised beds with shrubs and gravel borders.

Parking space for one car to side of property.

Enclosed low maintenance rear garden with two patio sitting areas, raised borders with shrubs and rose bushes. Rhubarb patch, water and light.

Timber Store Shed (7' 6" x 7' 6") or (2.28m x 2.29m)

With work bench and power.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Viewing Arrangements

By Appointment With The Selling Agents.

Broadband and Mobile phone

The mobile signal and broadband is standard but please check with your provider.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

D

Directions

From Llandeilo continue down towards the roundabout and take the Llandovery Road. Turn left onto the B4302 Talley Road and continue for approximately 2 miles. Turn left signposted Salem and take the right at the T Junction. Take this road into the village and the property will be found on the right hand side.

