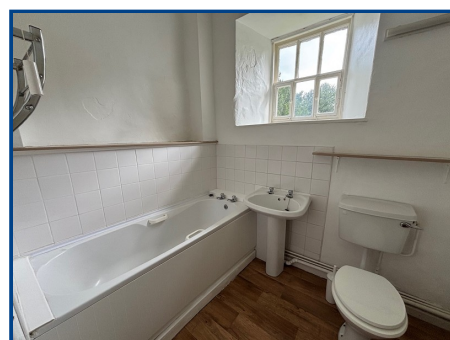
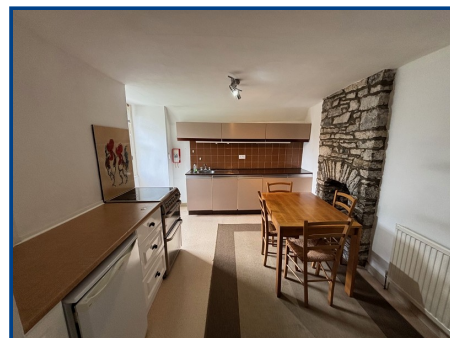


**Grooms Cottage  
Dinefwr Courtyard  
Llandeilo  
Carmarthenshire.**

**Price £800 Monthly**



- Available To Rent
- A Grade II Listed 2 Bedroom Cottage
- Oil Central Heating
- Designated Parking
- Holding Deposit £100.00
- Council Tax Band - C
- Conveniently Located on the outskirts of Llandeilo Town
- Bond £900 Minimum Term 6 Months



**General Description**

Available to rent - A delightful Grade II listed two-bedroom cottage with oil central heating. Situated within a peaceful courtyard and benefits from designated parking.

**EPC Rating: E45**

## Dinefwr Courtyard, Llandeilo, Carmarthenshire.

### Property Description

Available to rent – A delightful Grade II listed two-bedroom cottage with oil central heating. Situated within a peaceful courtyard and benefits from designated parking.

The property occupies a truly unique position, surrounded by National Trust parkland yet conveniently located on the edge of Llandeilo town, which offers an excellent range of amenities including shops, offices and schools.

The accommodation comprises Entrance Porch, Bathroom, Hall, First Floor Kitchen/Diner, Lounge and 2 Bedrooms one with Ensuite.

### Entrance Door

To:

### Porch (9' 8" x 7' 11" Max) or (2.95m x 2.42m Max)

With Worcester oil central heating boiler and washing machine, tiled floor, cloak hooks and door to hall.

### Bathroom (8' 5" x 6' 1") or (2.56m x 1.85m)

With panelled bath, pedestal wash hand basin, low level WC, part tiled walls, pull switch and radiator.

### Hall

With radiator and stairs to first floor.

### Half Landing

With window.

### Landing

Beamed ceiling with walk-in cupboard

### Kitchen/Diner (9' 7" x 14' 6") or (2.92m x 4.43m)

With a range of base and wall units, stainless steel sink unit with mixer tap, built in larder cupboard, cooker point, window and radiator.

### Lounge (22' 1" x 13' 6") or (6.73m x 4.12m)

With ceiling beams, window, radiator and natural stone fire breast.

### Bedroom 1 (16' 1" x 10' 1") or (4.89m x 3.08m)

With window, radiator, ceiling beam and natural stone fire breast.

### Bedroom 2 (16' 3" x 13' 5") or (4.95m x 4.10m)

With ceiling beams, window and radiator.

### En-Suite Shower Room 2

With low level WC, wash hand basin, shower enclosure and radiator.

### EXTERNALLY

Designated parking area.

### Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

### Broadband and Mobile phone

The broadband and mobile is deemed to be good in this location. Please check with your provider.

### Viewing

By appointment with the Selling Agents.

### Services

Mains electricity

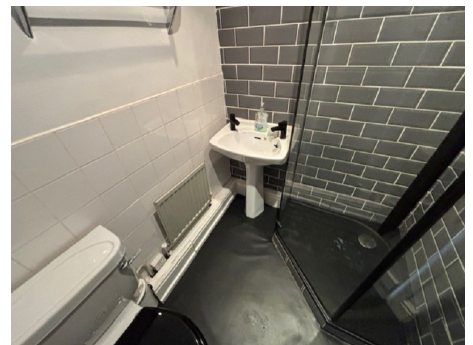
### Tenure

### Council Tax

Not Specified

### Directions

From our office head down Rhosmaen Street and turn left at the crossroads into New Road. Proceed up the hill around the corner, passing the Fire Station on your right and take the next left signposted Dinefwr Park. Proceed down the lane towards Newton House and carry straight on through to the outer courtyard and the property will be found on the right hand side.



### 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](mailto:surveys@ctf-uk.com).