

Ground Floor



First Floor



**Rhandirmwyn  
Llandovery  
Carmarthenshire.**

Price **£335,000**



- Semi Detached 4 Bedroom Property
- 3 Reception Rooms, Kitchen, Office & Bathroom
- Studio/Home Office To The Side With Mezzanine Floor.
- Lawned Garden To The Front & Gravelled Courtyard To The Rear
- Located In A Sought After Rural Location
- Approximately 1 Mile From The Village Of Rhandirmwyn

**General Description**

A 4 bedroom semi detached property located in a sought after rural location on the outskirts of the village of Rhandirmwyn in the Upper Towy Valley. The spacious property enjoys fine views of the surrounding countryside.

**EPC Rating: E42**



Viewing: **01550 720 440**

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

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

## Rhandirmwyn, Llandovery, Carmarthenshire.

### Property Description

A 4 bedroom semi detached property located in a sought after rural location on the outskirts of the village of Rhandirmwyn in the Upper Towy Valley. The spacious property enjoys fine views of the surrounding countryside and comprises; 4 bedrooms, living room, dining room, sitting room, kitchen, office/box room and bathroom. To the side of the property is a useful studio/home office. To the front of the property is an enclosed stone walled garden with patio and gravelled courtyard to the rear.

The area around is still used largely for agriculture or forestry purposes and there are fine opportunities for most forms of country pursuits including fishing, walking, shooting and bird watching. The village of Rhandirmwyn lies about 1 mile away and the market town of Llandovery is about 8 miles distant and offers a good variety of shops including butchers, post office, bakery, pubs and restaurants with doctor's surgery, cottage hospital and supermarket on the outskirts. Llandovery also offers a local authority junior school with the renowned Llandovery College in the private sector.

### Entrance Hall

With staircase to first floor. Understairs cupboard. Panelled ceiling. Radiator.

### Living Room (14' 06" x 11' 09") or (4.42m x 3.58m)

With open Victorian fireplace with slate hearth and mantel over. 2 Radiators.

### Dining Room (15' 06" x 10' 08") or (4.72m x 3.25m)

Victorian fireplace with slate hearth and mantel over, alcove shelving to side. Panelled ceiling. Radiator.

### Kitchen (10' 10" x 8' 0") or (3.30m x 2.44m)

With a range of floor and eye level drawers and cupboards. Stainless steel sink and drainer. Electric double oven with grill and 5 ring gas hob. Plumbing for washing machine. Part tiled walls. Tiled floor. Radiator. Recess lighting.

### Rear Hallway (8' 02" x 5' 01" ) or (2.49m x 1.55m)

With door to rear garden. Beamed ceiling. Tiled floor. Radiator.

### Sitting Room (12' 0" x 9' 05" ) or (3.66m x 2.87m)

With radiator.

### First Floor

### Landing

### Bedroom 1 (16' 02" x 9' 10") or (4.93m x 3.00m)

With open fireplace and mantel over. Radiator.

### Bedroom 3 (11' 10" x 7' 10" ) or (3.61m x 2.39m)

With radiator.

### Office (9' 05" x 6' 04") or (2.87m x 1.93m)

With radiator.

### Bedroom 2

15' 06 reducing to 11' 09 x 8' 06. With radiator.

### Bedroom 4 (7' 11" x 7' 08" ) or (2.41m x 2.34m)

With built in cupboard. Access hatch to roof space. Radiator.

### Bathroom (8' 04" x 7' 10" ) or (2.54m x 2.39m)

With tiled bath and electric shower over. Low level wc. Pedestal wash hand basin. Extractor fan. Radiator. Storage cupboard. Tiled floor and panelled ceiling.

### Study / Office (19' 06" Max x 10' 03") or (5.94m Max x 3.12m)

A useful outbuilding with mezzanine floor, low level wc and Worcester oil fired boiler. Radiator. Water and electricity connected. Beamed ceiling. Tiled floor.

### Externally.

To the front of the property is an enclosed stone walled garden mostly laid to lawn. To the rear is a patio and gravel courtyard.

### Broadband and Mobile phone

We are aware that mobile signal varies with network. The broadband is standard availability.

### Services

With mains electricity and water. Private drainage. Central heating via oil fired boiler.

### Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

### Viewing

Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

### Tenure

Freehold

### Council Tax

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