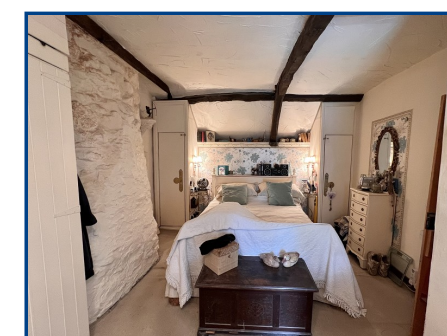




Cynghordy Llandovery Carmarthenshire.

Price **£400,000**

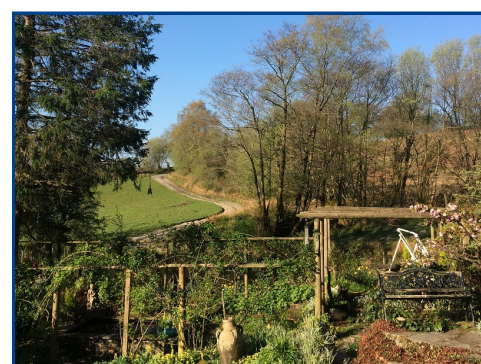


- Delightful Detached Cottage
- 3 Bedrooms With 2 Attic Rooms
- Kitchen, Living Room, Office/Studio & Bathroom
- Remote Location Accessed Via Long Track
- Surrounded By Beautifully Maintained Gardens
- Far Reaching Views
- Option To Purchase Additional 5.5 Acres By Separate Negotiation

General Description

WITH THE OPTION TO PURCHASE 5.5 ACRES!
A delightful cottage set in magnificent gardens and nestled in a secluded spot on the outskirts of the village of Cynghordy and boasting beautiful views of the surrounding countryside. Interested parties have the option to purchase approximately 5.5 acres via separate negotiation.

EPC Rating: F27



Viewing: **01550 720 440**

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

Email: **llandovery@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: **01550 720 440**

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

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

Cynghordy, Llandovery, Carmarthenshire.

Property Description

WITH THE OPTION TO PURCHASE 5.5 ACRES!

A delightful cottage set in magnificent gardens and nestled in a remote spot boasting beautiful views of the surrounding countryside.

This charming property has been owned by the current vendors for 40 years. The cottage comprises 3 bedrooms from the main staircase and 2 attic rooms from another staircase with restricted access which are currently used as bedrooms by the vendors. To the ground floor is a kitchen/diner, pantry, living room and office/studio with bathroom to the first floor. Externally the property is surrounded by beautifully maintained gardens with a variety of flowers, plants and trees. The property also has a useful stone barn and garden shed. Interested parties have the option to purchase approximately 5.5 acres via separate negotiation.

The property lies approximately 6.5 miles from the market town of Llandovery which benefits from comprehensive shopping facilities with a variety of shops, post office, patisserie, butchers, doctors surgery, cottage hospital, public houses/ restaurants, junior school and Llandovery College in the private sector together with swimming pool and supermarket on the outskirts of town. Railway station on the Heart of Wales line.

The accommodation comprises as follows;

Kitchen/Diner (20' 09" x 11' 0") or (6.32m x 3.35m)

With a range of floor level cupboards, Belfast sink and 4 ring Logik hob. Eye level Beko oven.

Plumbing for washing machine. Log burner in surround. Radiator. Beamed ceiling. Dual aspect windows. Tiled floor. Recess lighting and stairs to first floor.

Walk-In Pantry

Being lean to with shelving.

Living Room (28' 01" x 16' 07") or (8.56m x 5.05m)

Formerly 3 rooms the living room benefits from 2 fireplaces, one being an open fire range and log burner in surround. Beamed ceiling. Understair cupboard. 3 radiators. Staircase to first floor.

Office/Studio (18' 09" x 7' 01") or (5.72m x 2.16m)

Being lean to with corrugated roof. Tiled floor and door to rear garden.

First Floor

Landing

With access hatch to roof space.

Bathroom (7' 09" x 6' 03") or (2.36m x 1.91m)

With corner panelled bath and shower attachment over. Low level wc. Pedestal wash hand basin. Radiator.

Bedroom 1 (11' 05" Max x 16' 09") or (3.48m Max x 5.11m)

With beamed ceiling. Built in wardrobe. Side storage cupboards. Radiator.

Bedroom 2 (8' 11" x 7' 05" Min) or (2.72m x 2.26m Min)

With radiator. Built in bunk bed.

Bedroom 3 (10' 07" x 7' 04") or (3.23m x 2.24m)

With built in wardrobe. Radiator.

First Floor

Using stair case from kitchen with very restricted headroom.

Attic Room 1 (12' 07" x 9' 0") or (3.84m x 2.74m)

With beamed ceiling. Radiator. Cupboard with hot water tank. Radiator. Door to rear former Bothy.

Attic Room 2 (11' 08" x 11' 05") or (3.56m x 3.48m)

With restricted head room. Beamed ceiling. Storage cupboard.

Externally.

The property is approached by a long gated drive upon reaching the property which is surrounded by its own gardens which offer a wide range of plants and 13 species of trees which have been listed below by the vendors;

New Zealand flax, Phormiums, Box Balls, Hardy Geraniums, Roses - Pink, White, Mauve, Orange, White Whisteria, Mauve Whisteria, Exochorda, Clematis's, Camelias, Rhododendrons, Hostas, Dahlias, Magnolia - Mauve, Magnolia - Starletta, Euonymus Fortunei - Silver Q, Viburnum Mariesii, Pyracantha, Grape Vine, Astilbe, Senico Shrub, Jerusalem Sage, Indian Bean Tree, Joe Pye Weed, Holly, Ash, Oak, Sycamore, Silverbirch, Blackthorn, Whitethorn, Firs, Apple, Pear, Plum, Elder, Alder, Hazelnut. The vendor also informs us the property does benefit from natural leaf mold compost. The gardens offer 5 ponds and a running stream along the boundary.

There is a former pig sty which is now used as

a log store, poly tunnel and vegetable patch. Oil tank to the rear.

Barn (34' 05" x 16' 0") or (10.49m x 4.88m)

Of stone construction with corrugated roof. Solar panels on the roof.

Garden Shed measuring 15' 09 x 10' 07.

Land

Interested parties have the option to purchase 5.5 acres of adjoining land via separate negotiation.

Services

With mains electricity. Private water and drainage. Oil central heating. Fibre broadband. Calor Gas tank (LPG).

Council Tax

Band D

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 Cleve Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

What3Words available on request.

Tenure

Freehold

