



**Rhandirmwyn
Llandovery
Carmarthenshire.**

Price **£350,000**



- Detached 2 Bedroom Cottage
- Living/Dining Room, Sun Room, Kitchen & Shower Room
- Recently Renovated By The Current Owners
- Well Maintained Gardens & River Frontage
- Off Road Parking
- Idyllic Location On The Outskirts Of Rhandirmwyn

General Description

A delightful 2 bedroom cottage located in a private idyllic rural location on the outskirts of the village of Rhandirmwyn in the Upper Towy Valley. The property enjoys beautiful uninterrupted views across the valley and is set in well maintained grounds. The property has recently been renovated and extended by the current owners by creating an open plan living/dining room with the newly added sun room to the side. Externally there is a multi level terrace with a range of flowers and shrubs with vegetable patch leading to greenhouse, garden shed and river frontage. To the rear of the cottage and fronting the minor county road is a very small paddock area.

EPC Rating: F33



Viewing: **01550 720 440**

Website: www.ctf-uk.com

Email: llandovery@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.

Rhandirmwyn, Llandovery, Carmarthenshire.

Property Description

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The village of Rhandirmwyn lies about 1 mile away and the market town of Llandovery is about 8 miles distant. The town of Llandovery offers good shopping facilities with variety of shops, post office, patisserie, butcher, library, ice cream parlour, doctors surgery and cottage hospital, junior school and Llandovery College in the private sector together with a swimming pool and a supermarket on the outskirts of the town.

The accommodation comprises as follows:

Living Room / Dining Room (19' 03" x 14' 02") or (5.87m x 4.32m)

With stairs to first floor. Beamed ceiling. Oak flooring. Log burner in stone fireplace with bressumer over. Dual aspect windows. 2 radiators.

Sun Room (16' 06" x 10' 00") or (5.03m x 3.05m)

With dual aspect windows. Oak flooring. Double doors to front. Wall lights.

Rear Hall

Door to

Porch

With tiled floor. Door to front.

Shower Room (7' 03" x 5' 04") or (2.21m x 1.63m)

With low level wc. Shower. Wash hand basin with cupboard beneath. Recess lighting. Radiator. Extractor fan.

Kitchen (10' 07" x 8' 08") or (3.23m x 2.64m)

Rhandirmwyn, Llandovery, Carmarthenshire.

With floor and eye level drawers and cupboards. Bosch oven and 4 ring electric hob with extractor over. Stainless steel sink and drainer. Integral dishwasher. Part tiled walls. Plumbing for dishwasher. Recess lighting. Radiator. Storage cupboard.

First Floor

Landing

With radiator.

Bedroom 1 (11' 00" x 8' 06") or (3.35m x 2.59m)

With reduced headroom. Built in wardrobes. Access hatch to roof space.

Bedroom 2 (10' 01" x 7' 06") or (3.07m x 2.29m)

With built in wardrobe. Radiator.

Externally.

The property is accessed via a gravelled track off a minor county road leading to parking area. To the front of the property is a tiered garden with a range of plants and shrubs leading to vegetable patch. To the side of the property is a further lawned area with green house leading to stream frontage. To the rear

of the cottage is an oil tank beyond which is a very small paddock area.

Services

With mains electricity, mains water and private drainage. Oil central heating.

Broadband and Mobile phone

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

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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