



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



Myddfai Llandovery Carmarthenshire.

Guide Price **£275,000**



- Traditional Detached 2 Bedroom Cottage
- 2 Living Rooms, Kitchen, Utility, Workshop, Box Room, Bathroom & Separate WC
- In Need Of Updating & Modernisation
- Set In Approximately 1.3 Acres Including Paddock

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.

General Description

A detached traditional cottage in need of updating and modernisation located on the edge of the village of Myddfai in the Brecon Beacons National Park and set in approximately 1.3 acres.

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Myddfai, Llandovery, Carmarthenshire.

Property Description

A detached traditional cottage in need of updating and modernisation located on the edge of the village of Myddfai in the Brecon Beacons National Park and set in approximately 1.3 acres.

The cottage comprises; 2 reception rooms, kitchen, utility and workshop together with, on the first floor, 2 bedrooms, box room, bathroom and separate toilet. To the side of the house is a garden mostly laid to lawn and to the rear of the property is a paddock bordered partly by a stream.

The market town of Llandovery lies about 3 miles away and offers comprehensive shopping facilities including public houses/restaurants, cafes, post office, cottage hospital, doctors surgery, swimming pool and supermarket just on the outskirts of town with junior school and Llandovery College in the private sector.

The house accommodation comprises as follows;

Entrance Hall

With staircase to first floor. Understairs cupboard.

Living Room (16' 06" x 8' 03") or (5.03m x 2.51m)

With tiled hearth having woodburner and former bread oven. Radiator. Dual aspect windows.

Dining Room (16' 06" x 8' 04") or (5.03m x 2.54m)

With radiator.

Kitchen (14' 11" x 8' 0") or (4.55m x 2.44m)

With sink and cupboards. Radiator. Vaillant LPG fired boiler.

Utility (10' 11" x 9' 10") or (3.33m x 3.00m)

With radiator.

Work Shop (14' 11" x 9' 07") or (4.55m x 2.92m)

First Floor

Landing

With radiator.

Bedroom (16' 06" x 8' 01") or (5.03m x 2.46m)

With radiator.

Myddfai, Llandovery, Carmarthenshire.

Box Room (6' 10" x 5' 09") or (2.08m x 1.75m)

With radiator.

Bedroom (16' 06" x 9' 10") or (5.03m x 3.00m)

With radiator.

Separate Toilet

With low level wc. Radiator.

Bathroom (8' 09" x 8' 01") or (2.67m x 2.46m)

With pedestal wash hand basin. Bath. Radiator. Airing cupboard.

Externally.

To the side of the property is a garden laid mainly to lawn. LPG tank. To the rear of the house is a useful paddock which is in permanent pasture and is partly bordered by a stream.

Services

Mains water, mains electricity and mains drainage. LPG fired central heating.

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.

Local Authorities

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

Broadband and Mobile phone

Ultrafast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be poor, buyers are advised to contact their provider.

Tenure

Freehold

Council Tax

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