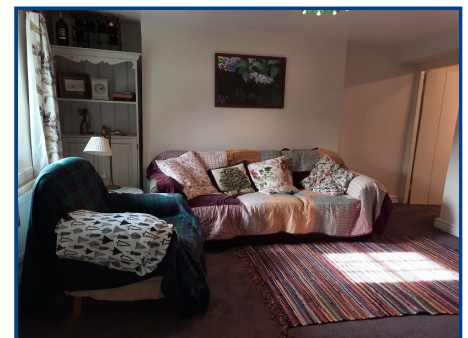


**Pannau Street  
Rhandirmwyn  
Llandovery  
Carmarthenshire.**

Price **£600 Monthly**



- FURNISHED MID TERRACE COTTAGE FOR LET
- Grade II Listed
- 2 Bedrooms, 2 Reception Rooms, Kitchen & Bathroom
- Gardens To Front & Rear
- Fine Rural Situation With Superb Views
- Oil Central Heating
- Council Tax Band: C
- Bond £700
- EPC: E
- \*\* VIEWINGS WILL BE AVAILABLE FROM WEEK COMMENCING 17/6/24 \*\*

**General Description**

A well presented mid terrace 2 bedroom village cottage in an elevated position on the outskirts of the upper Towy Valley Village of Rhandirmwyn facing westwards and with superb views across the Towy valley.

**EPC Rating: E44**

# Pannau Street, Rhandirmwyn, Llandovery, Carmarthenshire.

## Property Description

A well presented mid terrace 2 bedroom village cottage in an elevated position on the outskirts of the upper Towy Valley Village of Rhandirmwyn facing westwards and with superb views across the Towy valley.

The village has places of worship and 2 public houses with the larger town of Llandovery having more comprehensive facilities and being situated about 7 miles away.

Rent £600. Bond £700. This property will be furnished.

\*\* VIEWINGS WILL BE AVAILABLE FROM WEEK COMMENCING 17TH JUNE 2024 \*\*

## Dining Room (13' 11" x 9' 11") or (4.24m x 3.02m)

With oil fired Stanley Range.

## Living Room (13' 03" x 10' 07") or (4.04m x 3.23m)

With radiator.

## Kitchen (10' 05" x 6' 05") or (3.18m x 1.96m)

With a range of floor level drawers and cupboards. Stainless steel sink and drainer. Electric cooker, Bosch Washing Machine, Liebherr Freezer, Montpellier Fridge. Tiled walls. Extractor fan.

## Rear Hall

With door to rear garden. Staircase to first floor.

## Bathroom (7' 02" x 6' 06" ) or (2.18m x 1.98m)

With low level wc, wash hand basin and walk in shower cubicle. Part tiled walls. Radiator. Extractor fan.

## Landing

With radiator. Access hatch to roof space.

## Bedroom 1 (13' 02" x 7' 05") or (4.01m x 2.26m)

With radiator. Storage cupboard with hot water tank.

## Bedroom 2 (13' 02" x 10' 07" ) or (4.01m x 3.23m)

With radiator. Fireplace.

## Externally.

To the rear of the property is an enclosed sloping garden laid to lawn with long sloping garden to the front split from the cottage by a cobbled access path which serves all properties.

## Services

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

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

## Council Tax

C



## Important notice

Clew, 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).