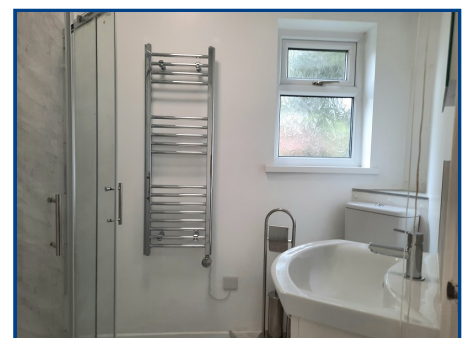


**Llanwrda
Carmarthenshire.**

Price **£500 Monthly**



- Semi Detached Cottage For Let
- Recently Refurbished
- 1 Bedroom, Living Room, Kitchen & Bathroom
- Village Location
- Electric Heating
- Council Tax Band: B
- Bond £500
- EPC: E48



General Description

A recently refurbished semi detached cottage situated in the village of Llanwrda. The accommodation comprises living room, kitchen, bathroom and one bedroom with a corrugated shed across the road.

EPC Rating: E48

Llanwrda, Llanwrda, Carmarthenshire.

Property Description

A recently refurbished semi detached cottage situated in the village of Llanwrda. The accommodation comprises living room, kitchen, bathroom and one bedroom with a corrugated shed across the road.

The village of Llanwrda has a village hall and places of worship. The market town of Llandovery offers comprehensive shopping facilities including supermarket, post office, chemist, patisserie, butchers, doctors surgery and cottage hospital.

Rent £500. Bond £500.

Living Room (13' 02" x 9' 03") or (4.01m x 2.82m)

With fireplace. Staircase to first floor.

Kitchen (8' 09" Max x 5' 10") or (2.67m Max x 1.78m)

With kitchen units, stainless steel sink unit, plumbing for washing machine, Logik electric cooker with extractor over, radiator.

Bathroom (7' 09" x 6' 02") or (2.36m x 1.88m)

With low level wc, wash hand basin, shower cubicle with Triton shower, heated towel rail.

First Floor

Bedroom 1 (13' 03" x 10' 00") or (4.04m x 3.05m)

With radiator.

External

Side path access. Corrugated shed on opposite side of county road.

Services

Mains electricity, water and drainage. Electric heaters.

Broadband & Mobile Signal

Super fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Council Tax

Band B

Viewing

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



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.