



**Crugybar  
Llanwrda  
Carmarthenshire.**

Price **£350,000**



- Detached 2 Bedroom Rural Fishing Lodge
- Recently Updated With Kitchen, Living Room & Bathroom
- Sitting In Approximately 3 Acres Of Land
- Fishing Rights On The River Cothi
- Views Over The Cothi Valley
- Beautiful Rural Location

**General Description**

Bryntelych Lodge is a detached country fishing lodge with 2 bedrooms, large sitting room, newly installed kitchen and bathroom and stands in an elevated position overlooking the River Cothi. The property sits in approximately 3 acres and includes approximately 715 metres of fishing rights on the River Cothi.

Viewing: **01550 720 440**

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

Email: **llandoverly@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](mailto:surveys@ctf-uk.com).

## Crugybar, Llanwrda, Carmarthenshire.

### Property Description

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The surrounding area is almost entirely devoted to agriculture or forestry purposes and there are superb opportunities for all sorts of country living and pursuits. The Cothi Valley is renowned for its beautiful scenery and there are good fishing facilities nearby. The towns of Llandovery, Llandeilo and Lampeter all offer comprehensive shopping and other facilities.

The property comprises;

### Porch

**Kitchen (17' 07" x 17' 03") or (5.36m x 5.26m)**

With a range of floor and eye level drawers and cupboards. integral dishwasher. Lamona oven with 4 ring electric hob and extractor fan over in stone surround and bressumer over. Sink and drainer. Island. Storage cupboard. Recess lighting.

**Living Room (25' 04" x 13' 07") or (7.72m x 4.14m)**

With bay window. Log burner in stone surround. Timber flooring. French doors to rear patio. 2 radiators.

### Rear Hall

With airing cupboard and radiator.

**Bathroom 1 (12' 00" x 8' 09" ) or (3.66m x 2.67m)**

with radiator.

### Bathroom

with corner shower. Bath, low level wc and pedestal wash hand basin. Part tiled walls, recess lighting and radiator.

**Bedroom 2 (12' 00" x 7' 11" ) or (3.66m x 2.41m)**

with radiator.

### Externally.

The property is approached by a minor country road off the A482. To the front and rear of the property is a patio area and greenhouse. At the entrance of the property is a range of outbuildings leading on to approximately 3 acres of land.

**Garage (19' 0" x 11' 0") or (5.79m x 3.35m)**

Of block construction.

**Former Stable (23' 09" x 16' 03" Max) or (7.24m x 4.95m Max)**

Of block construction with concrete flooring.

### Fishing Rights

The sale includes approximately 715 metres of fishing rights on the River Cothi. The fishing rights are as outlined in plan 1 and plan 2. Please call the agent for further details.

### Services

With mains water and electricity. Private drainage and oil fired central heating via external boiler.

### 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.

### Council Tax

Band D.

### Broadband and Mobile phone

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

### Tenure

Freehold

### Directions

What3Words: bungalows.convinces.timidly

