



**Myddfai  
Llandovery  
Carmarthenshire.**

Price **£335,000**



- Beautifully Renovated Grade II Listed Cottage
- 3 Bedrooms, 3 Reception Rooms, Kitchen, Conservatory, Utility, Bathroom & WC
- Stunning Rear Garden Laid To Lawn & Patio With Fish Pond
- Detached Garage, Greenhouse, Garden Shed & Summer House
- Off Road Parking To The Side
- Beautiful Village Location With Uninterrupted Views To The Rear

**General Description**

A beautifully updated end of terrace 3 bedroom cottage located in the much sought after picturesque National Park Village of Myddfai. The property has been totally renovated to a high standard by the current owners and comprises 3 bedrooms, 3 reception rooms, kitchen, conservatory, utility room and separate wc to the ground floor with 3 bedrooms and bathroom to the first floor. Externally the property benefits from off road parking, detached garage and superbly maintained rear garden with unspoilt views of the neighbouring farmland and bounded by a stream.



Viewing: **01550 720 440**

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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).

## Myddfai, Llandovery, Carmarthenshire.

### Property Description

A beautifully updated end of terrace 3 bedroom property located in the much sought after picturesque National Park Village of Myddfai. The Grade II listed property believed to be over 200 years old has been totally renovated to a high standard by the current owners and comprises 3 reception rooms, kitchen, conservatory, utility and separate wc to the ground floor with 3 bedrooms and bathroom to the first floor. Externally the property benefits from off road parking, detached garage and superbly maintained rear garden with unspoilt views of the neighbouring farmland and bounded by a stream. The historic village of Myddfai is renowned for its beautiful countryside and associated tales including the "The Physicians of Myddfai" and the legend of "The Lady of the Lake."

The area around is almost entirely devoted to farming or forestry and provides facilities for all forms of country pursuits including walking, riding, fishing and bird watching. Myddfai benefits from a village hall which has become a centre for cultural, educational and commercial activities within the community. Llandovery which is an ancient market town situated on the A40 trunk road between Brecon and Carmarthen has educational facilities in both the public and private sectors together with a variety of sporting and cultural organisations, doctors surgery, post office, cottage hospital, library and indoor swimming pool. There are local shops and a supermarket. More extensive facilities are to be found in the county towns of Brecon and Carmarthen.

### Entrance Hall (14' 02" x 6' 11") or (4.32m x 2.11m)

With stairs to first floor, under stairs cupboard/pantry and radiator.

### Living Room (14' 03" x 11' 07") or (4.34m x 3.53m)

With log burner in stone fireplace with tiled hearth and bressumer over. Beamed ceiling. Radiator.

### Office/Bedroom 4 (14' 02" x 8' 07") or (4.32m x 2.62m)

With radiator.

### Kitchen (17' 09" x 9' 11") or (5.41m x 3.02m)

With floor level drawers and cupboards. Part slate and wooden work top. Rangemaster range oven with 5 ring gas hob. Ceramic sink and drainer. Part panelled walls, plumbing for dishwasher, Worcester LPG boiler and radiator.

### Utility / W.C (9' 03" x 7' 09") or (2.82m x 2.36m)

With plumbing for wash machine, quarry tiled flooring, radiator, door to rear. Separate WC with low level wc.

### Dining Room (13' 11" x 12' 0") or (4.24m x 3.66m)

With a solid fuel Rayburn and beam over, tiled flooring, radiator and double glass doors to

### Conservatory (12' 0" x 11' 08") or (3.66m x 3.56m)

With tiled flooring. Door to rear garden.

### First Floor

### Landing

With airing cupboard. Additional cupboard housing solar panel equipment for heating and water. Radiator.

### Bedroom 1 (14' 04" x 8' 08") or (4.37m x 2.64m)

With radiator. Walk in wardrobe.

### Bedroom 2 (11' 10" x 10' 06") or (3.61m x 3.20m)

With Victorian fireplace and radiator.

### Bathroom (7' 11" x 6' 07") or (2.41m x 2.01m)

With low level wc, hand wash basin with cupboard under and illuminated mirror over. Part tiled walls. Panelled bath and shower over. Radiator.

### Bedroom 3 (13' 06" x 7' 05" ) or (4.11m x 2.26m)

With radiator.

### Externally.

To the side of the property is off road parking leading to a detached garage. To the rear of the property is a beautifully maintained garden laid mostly to lawn with patio areas. At the side of the garden is a Greenhouse, Storage Shed and pretty Summer House with front decking and wall lights overlooking the uninterrupted views of the neighbouring farmland and stream boundary. Towards the rear of the garden there is also a pleasant fish pond nestled in a central display of shrubs and plants. We have been informed by the owners that the property benefits from 5 apple trees which includes a Bramley, plum

and two pear trees. In the greenhouse there is a wine grapevine and fig tree.

### Detached Garage (19' 00" x 14' 00" ) or (5.79m x 4.27m)

Of block construction with concrete floor with double doors to front and single side door.

### Services

With mains water and drainage. LPG central heating. Solar panels to the rear for hot water and electricity.

### Local Authority

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 limited.

### 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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