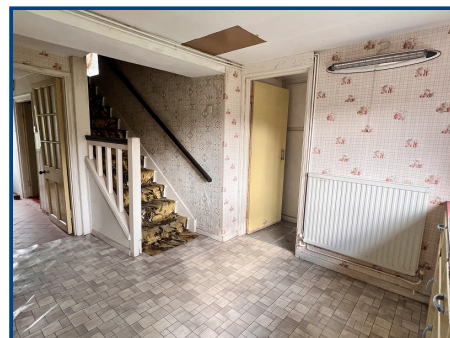


**Myddfai  
Llandovery  
Carmarthenshire.**

Price **£199,000**



- Mid Terraced Grade II Listed 2 Bedroom Cottage
- 2 Reception Rooms, Kitchen & Bathroom
- In Need Of Renovation
- Rear Garden Laid To Lawn
- Beautiful Village Location



**General Description**

A 2 bedroom mid terraced cottage located in the centre of the beautiful village of Myddfai in the Brecon Beacons National Park.

## Myddfai, Llandovery, Carmarthenshire.

### Property Description

A 2 bedroom mid terraced cottage located in the centre of the beautiful village of Myddfai in the Brecon Beacons National Park.

The Grade II listed property which is in need of total renovation comprises; 2 bedrooms, through room, living room, sitting room, kitchen and bathroom. To the rear of the property is a lawned rear garden with fine views of the surrounding countryside.

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 quarry tiled floor.

### Living Room (14' 01" x 11' 04" Max Max) or (4.29m x 3.45m Max)

With log burner in tiled surround. Quarry tiled floor. Beamed ceiling and radiator.

### Sitting Room (14' 03" x 11' 08" Max Max) or (4.34m x 3.56m Max)

With solid fuel Rayburn. Understairs cupboard.

### Kitchen (12' 09" Max x 9' 06" ) or (3.89m Max x 2.90m)

With stainless steel sink and drainer. Pantry cupboard. 2 Radiators. Staircase to first floor.

### Bathroom (8' 03" x 5' 11" ) or (2.51m x 1.80m)

Measurement includes airing cupboard with hot water tank. Panelled bath, low level wc, wash hand basin and radiator.

### First Floor

### Landing

### Bedroom 1 (14' 02" Max x 13' 07" Max) or (4.32m Max x 4.14m Max)

Room being L shaped. Open fire in surround and radiator.

### Through Room (6' 08" x 6' 08" ) or (2.03m x 2.03m)

With access hatch to roof space.

### Bedroom 2 (14' 04" x 7' 09" ) or (4.37m x 2.36m)

### EXTERNALLY

To the rear of the property is a lean to covered area leading to lawned garden looking out to fine views of the surrounding countryside.

### Services

With mains water, electricity and drainage.

### 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.

### Tenure

Freehold

### Council Tax

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### 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 mis-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).