

**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

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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.