



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

## Myddfai Llandovery Carmarthenshire.

Price **£729,500**



- Detached 3 Bedroom (1 En Suite) Smallholding
- 3 Reception Rooms, Kitchen, Utility, Conservatory & Shower Room
- Set In Approximately 6 Acres Of Land
- A Good Range of Useful Traditional & More Modern Outbuildings
- Beautifully Maintained Gardens Including Ornamental Ponds
- Located Within The Brecon Beacons National Park

Viewing: **01550 720 440** Website: **www.ctf-uk.com** Email: **llandovery@ctf-uk.com**

### 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](mailto:surveys@ctf-uk.com).

## General Description

This charming rural property is set in approximately 6 acres of land and located in a picturesque location on the outskirts of the village of Myddfai and within the Brecon Beacons National Park. The area is almost entirely agricultural or forestry based and is particularly well endowed with wildlife. It is ideal for bird watching, walking, fishing and other country pursuits.

**EPC Rating: E50**

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Myddfai, Llandovery, Carmarthenshire.

Property Description

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The property which has been updated to a beautiful standard by the current owners includes all that could be expected of a spacious family home and comprises; kitchen, living room, dining room, music room, conservatory and utility to the ground floor leading to 3 bedrooms with 1 being en suite and shower room. Externally the property boasts an immaculate lawned garden with a range of plants, bushes and shrubs with a useful range of outbuildings within its 6 acres.

The market town of Llandovery which benefits from comprehensive shopping facilities with a variety of shops, post office, ice cream parlour, patisserie, butcher, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with swimming pool, supermarket and sporting clubs including football and golf club and the renowned Llandovery Rugby Club on the outskirts of town.

The accommodation comprises as follows:

**Conservatory (26' 05" x 7' 11") or (8.05m x 2.41m)**

With tiled floor. 2 radiators.

**Porch (8' 08" x 8' 0" ) or (2.64m x 2.44m)**

With tiled floor.

**Utility Room / W.C. (7' 06" x 4' 05") or (2.29m x 1.35m)**

With low level wc. Plumbing for washing machine. Tiled floor.

**Kitchen/Diner (24' 08" x 12' 04") or (7.52m x 3.76m)**

With floor level drawers and cupboards. Plumbing for dishwasher. Double stainless steel sink and pull out spray tap. Wine cooler. AEG double oven and 4 ring electric hob with extractor over. Radiator. Part tiled walls. Tiled floor.

Pantry

Worcester oil boiler.

**Dining Room (17' 04" x 10' 02") or (5.28m x 3.10m)**

Including understairs cupboard. Radiator.

**Living Room (22' 04" x 10' 02") or (6.81m x 3.10m)**

With feature stone wall with log burner in brick and stone surround, slate hearth and former bread oven. Dual aspect windows. Part quarry tiled floor.

Hallway

With stairs to first floor. Quarry tiled floor. Radiator. Door to rear.

**Music Room/Study (11' 08" x 11' 07") or (3.56m x 3.53m)**

Open Victorian fireplace with mantel over and slate hearth. Quarry tiled floor. Radiator.

First Floor

**Landing (14' 06" x 6' 02" ) or (4.42m x 1.88m)**

**Bedroom 1 (11' 09" x 11' 00" ) or (3.58m x 3.35m)**

With timber floor. Radiator.

**En Suite (11' 03" x 10' 08") or (3.43m x 3.25m)**

With stone walls and open fireplace. Central free standing bath. Wash hand basin and cupboard under. Walk in shower cubicle. Storage cupboard. Recess lighting. Extractor fan. Timber floor. Radiator.

**Bedroom 2 (11' 0" x 9' 03") or (3.35m x 2.82m)**

With radiator.

**Bedroom 3 (11' 00" x 9' 03" ) or (3.35m x 2.82m)**

**Shower Room (7' 08" x 7' 01") or (2.34m x 2.16m)**

With walk in shower cubicle. Wash hand basin. Low level wc. Heated towel rail. Storage cupboard. Radiator. Timber floor.

Services

With mains water, mains electricity, private drainage, oil central heating. Solar panels.

EXTERNALLY

The property is approached by a short private driveway to gravelled parking area leading to wonderfully maintained gardens which has previously been included in a National Garden Scheme open day. The property is nestled in its own land with a good range of traditional and more modern outbuildings which include;

Stone and Slate L shaped barn which was re roofed in 2020. Dutch Barn with lean to to the side of part block and part corrugated walls. Corrugated Garage. 2 Zink Storage Sheds. Poly Tunnel and Greenhouse with electric connection. Log Store and Further Storage Shed. 2 Wildlife Ponds.

Broadband and Mobile phone

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

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.

Services

Tenure

Freehold

Council Tax

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