



**Rhandirmwyn
Llandovery
Carmarthenshire.**

Price **£370,000**



- Detached Traditional Stone & Slate Barn Conversion
- 4 Bedrooms With 2 En-Suites & Kitchen
- Living Room & Family Bathroom
- Small Paddock To One Side
- Beautiful Upper Towy Valley Situation

EPC Rating: D66

General Description

A delightful detached barn which has been converted into living accommodation whilst retaining many of the features. It now has 4 bedrooms (2 en-suite), kitchen, living room & family bathroom. It is situated close to the upper Towy Valley village of Rhandirmwyn.



Viewing: **01550 720 440**

Website: **www.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.

Rhandirmwyn, Llandovery, Carmarthenshire.

Property Description

A delightful detached barn which has been converted into living accommodation whilst retaining many of the features. It now has 4 bedrooms (2 en-suite), kitchen, living room & family bathroom. It is situated close to the upper Towy Valley village of Rhandirmwyn.

The area around is still used largely for agriculture or forestry purposes and there are fine opportunities for most forms of country pursuits including fishing, walking, shooting and bird watching. The market town of Llandovery is about 8 miles away with shopping facilities and a variety of sporting clubs and organisations together with supermarket, swimming pool, doctors surgery and cottage hospital.

Living Room (20' 02" x 15' 09" Max) or (6.15m x 4.80m Max)

With oak flooring. Log burner with tiled hearth. Beamed ceiling. Storage cupboard housing Grant boiler. Dual aspect windows. Double doors to rear. 2 radiators.

Bedroom 1 (10' 06" x 9' 06") or (3.20m x 2.90m)

With radiator.

Wet Room (10' 05" x 4' 01") or (3.18m x 1.24m)

With low level wc. Pedestal wash hand basin. Shower. Extractor fan. Recess lighting. Radiator. Part tiled walls. Tiled floor.

Kitchen (16' 03" x 15' 11") or (4.95m x 4.85m)

With dual aspect windows. Stairs to first floor. Floor and eye level drawers and cupboards. Stainless steel sink. Whirlpool oven and 4 ring electric hob and extractor over. Radiator. Quarry tiled floor. Door to rear. Pantry cupboard.

Landing

With two velux windows. Recess lighting. Two radiators.

Bedroom 2 (11' 04" x 11' 03") or (3.45m x 3.43m)

With velux window. Radiator.

En Suite (10' 04" x 4' 04") or (3.15m x 1.32m)

With low level wc. Pedestal wash hand basin. Shower. Recess lighting. Velux window. Extractor fan. Radiator.

Bedroom 3 (15' 10" x 8' 0") or (4.83m x 2.44m)

With velux window. Radiator. Access hatch to roof space.

Bathroom (10' 03" x 9' 06") or (3.12m x 2.90m)

With low level wc. Pedestal wash hand basin. Shower. Panelled bath. Heated towel rail. Velux extractor. Recess lighting.

Bedroom 4 (15' 11" x 11' 0") or (4.85m x 3.35m)

With velux window. Radiator.

EXTERNALLY

To the front is a fenced small garden area and at the rear a patio area, garden and to one side a small paddock with gated access and off road parking space.

Services

Rhandirmwyn, Llandovery, Carmarthenshire.

With mains electricity and mains water supply. Drainage to septic tank. Central heating by means of oil fired boiler to radiators and with wood burning stove.

Broadband and Mobile phone

Superfast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Local Authorities

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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