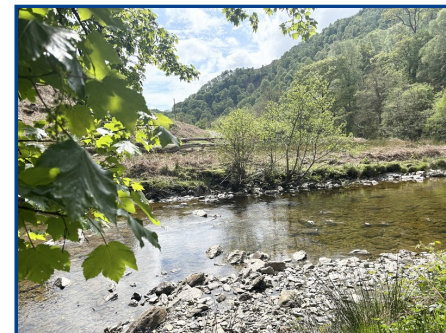


**Rhandirmwyn
Llandovery
Carmarthenshire.**

Price **£350,000**



- A Detached 2 Bedroom Cottage
- Kitchen/Dining/Living Room/Bathroom
- Range Of Outbuildings
- Garden and Grounds Fronting River Doethie
- Off Grid With Solar Power & Diesel Back Up Generator
- Situated In Stunning Mountain Location Within Allt Rhyd y Groes National Nature Reserve



General Description

EPC Rating: F24

Rhyd y Groes is a detached traditional Georgian two bedroom farm cottage with adjoining barns/outbuildings, set in its own grounds with river frontage. Dating from the 19th Century, with original features, including inglenook fireplace and bread oven, the house was sympathetically restored in 2011, using traditional lime plaster methods. It is remotely located in the Allt Rhyd y Groes National Nature Reserve, part of the Cwm Doethie/Mynydd Mallaen, a designated Celtic rainforest area and RSPB reserve, and on the Cambrian Way.

Viewing: **01550 720 440**

Website: **www.ctf-uk.com**

Email: **llandovery@ctf-uk.com**

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 miss-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.

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Property Description

A detached traditional Georgian two bedroom farm cottage with adjoining outbuildings set in its own grounds with river frontage. The house was sympathetically restored in 2011 and includes an inglenook fireplace and bread oven. This property is off grid with Rayburn solid fuel central heating, automatic solar power and diesel back up generator system and landline/broadband. Internally traditionally lime plastered and with hardwood sash windows throughout. The large garden contains several mature deciduous trees, with deep river swimming.

Ideal for those looking to experience untouched nature, the reserve is home to large populations of woodland birds and in late spring, extensive pastures of bluebells. The house is located in an SSSI area, adjacent to several sites of interest including Llyn Brienne reservoir (a Dark Skies discovery site), Twm Siôn Cati's Cave and the Doethie Valley mountain bike trail, the longest single track in Wales. It is located in a designated Celtic rainforest area and RSPB reserve and on the Cambrian Way.

The cottage is located about 3 miles from the village of Rhandirmwyn which has a church and 2 public houses with the market town of Llandovery being approximately 11 miles away and offers comprehensive shopping facilities including public houses/restaurants, cafes, post office, ice cream parlour,

patisserie, cottage hospital, doctors surgery, swimming pool and supermarket just on the outskirts of town with junior school and Llandovery College in the private sector.

Ground Floor

Kitchen / Dining / Living Room (24' 02" Max x 21' 11") or (7.37m Max x 6.68m)

(including stairwell and understairs cupboard), flagged floor with underfloor central heating, feature fireplace with solid fuel Rayburn. Kitchen area with oven having four ring hob. Belfast sink and shelving. Victorian pine island unit and cupboard. Freestanding woodburner. Beamed ceiling. Wood panelled pitched ceilings.

First Floor

Landing off which has -

Bathroom (8' 09" x 7' 02") or (2.67m x 2.18m)

with low level wc, pedestal wash hand basin, free standing bath with power shower, radiator.

Bedroom 1 (15' 07" x 11' 06" Max) or (4.75m x 3.51m Max)

with radiator, hot water tank and velux skylight.

Bedroom 2 (13' 11" x 6' 06") or (4.24m x 1.98m)

with radiator.

EXTERNALLY

Attached to the house is a stone barn housing a diesel generator, batteries and inverter system, plumbing for washing machine. Further barn of stone and corrugated construction in use as a wood store.

The property is set in its own grounds of approximately 0.7acre with mature trees that fronts the River Doethie which is a tributary to the River Towy. The garden is exempt from SSSI.

Services

The house is powered by solar panels and back up diesel generator, with automatic inverter and battery system. Solid fuel rayburn which heats the water. Hot water can also be run off electric immersion switch. Underfloor heating and radiators by solid fuel rayburn. Private water and drainage.

Local Authorities

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Council Tax

Band A

Broadband and Mobile phone

Standard broadband is available in the vicinity and the mobile phone signal in the area is deemed to be poor. Broadband is available by landline or satellite.

Agents Notes

We are informed by the Vendors that maintenance works will be undertaken on the track in June to restore full access by car. Due to the works being undertaken viewers are advised to park at the end of the track and walk to the property until the work has been completed.

Viewing

Strictly by appointment please through the letting agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Council Tax

A

Directions

From Llandovery continue for about 8 miles to the village of Rhandirmwyn. Continue for about 2 miles beyond the Royal Oak Public House and then turn left signposted for Troedyrhiw down a no through road, cross over the river bridge and continue for 1 mile. The entrance gate to the property is just before a small newly built bridge. The access drive to the property extends for approximately half a mile and great care should be taken when driving down this track because there are places where there are steep drops immediately adjacent to the track.

