

**Caio  
Llanwrda  
Carmarthenshire.**

**£1,900 Monthly**



- Immaculately Presented 4 Bedroom Detached House
- Living Room, Kitchen/Dining Room/Living Room, Utility, Bathroom, Cloakroom
- Ground Source Central Heating
- Lawned Garden & Parking For Several Vehicles
- Rural Location
- Council Tax - Band F



**General Description**

**EPC Rating: D65**

An immaculately presented four bedroom detached house of a high standard and includes all that could be expected of a spacious family home and comprises; living room, kitchen/dining room/living room, utility room and cloakroom to the ground floor with 4 bedrooms and bathroom on the first floor. The property has been beautifully decorated but still retains its Victorian character with many of its original features. Lawn is laid to the front of the property with parking for several vehicles to the front and side with an electric car charger. Steps also lead to further garden area.

Viewing: **01550 720 440**

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

Email: **llandover@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).

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Property Description

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The property is located on the outskirts of the historic and peaceful village of Caio and in an area renowned for its natural beauty and fine surrounding countryside. The village of Caio has a Church, Chapel and a pub and is located between Llanwrda and Pumpsaint with the larger towns of Lampeter being approximately 9 miles away and Llandovery 12 miles away. Both towns of Lampeter and Llandovery offer comprehensive shopping facilities including supermarkets, schools,

pubs/restaurants, doctor's surgery and schools.

Rent £1900. Bond £1900.

Entrance Hall

With tiled flooring.

Cloakroom (6' 02" x 5' 06" ) or (1.88m x 1.68m)

With low level wc, pedestal wash hand basin, tiled flooring.

Living Room (17' 09" x 13' 02" Max) or (5.41m x 4.01m Max)

With laminate flooring, fireplace with log burner and slate hearth.

Utility Room (10' 05" x 7' 06") or (3.18m x 2.29m)

With stainless steel sink and drainer with cupboard underneath, space for washing machine and tumble dryer. Heating system ??

Kitchen / Dining / Living Room (29' 08" Max x 13' 05" Max) or (9.04m Max x 4.09m Max)

With floor and eye level drawers and cupboards, stainless steel sink, Siemens Cooker, Neff Hob, Neff Extractor, plumbing for dishwasher.

First Floor

Bathroom (10' 06" x 8' 08" ) or (3.20m x 2.64m)

With low level wc, pedestal wash hand basin with cupboard above, shower cubicle and heated towel rail.

Bedroom 1 (11' 01" x 5' 10" ) or (3.38m x 1.78m)

With carpet and radiator.

Bedroom 2 (17' 11" x 13' 07") or (5.46m x 4.14m)

With carpet, radiator, feature fireplace.

Bedroom 3

With carpet, radiator, feature fireplace.

Bedroom 4

With carpet and radiator.

EXTERNALLY

The garden is laid mostly to lawn with parking for several vehicles. Electric car charger facilities.

Services

Mains electricity, private water and drainage, ground source central heating.

Local Authorities

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

Council Tax

Band F

Broadband and Mobile phone

Standard broadband is available in the vicinity and the mobile phone signal outdoor is deemed to be likely.

Viewing

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

