

**Myddfai  
Llandovery  
Carmarthenshire.**

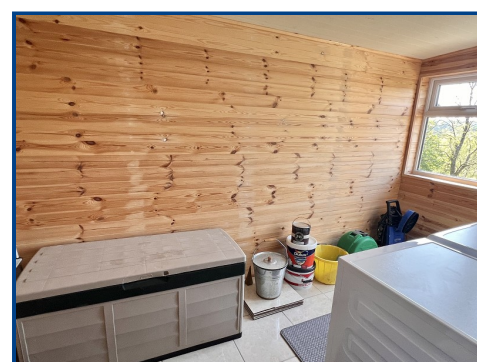
Price **£295,000**



- A Delightful 2 Bedroom Detached Cottage
- Living Room, Kitchen, Dining Area, Conservatory, Utility & Bathroom
- Set In Approximately Half An Acre Of Grounds
- Off Road Parking For Several Vehicles
- Located On The Outskirts Of The Village Of Myddfai

**General Description**

A delightful 2 bedroom cottage located in a beautiful rural location on the outskirts of the village of Myddfai. The property enjoys beautiful views to the front and set in approximately half an acre of lawned garden and wooded area to the side. The property has been well maintained by the current owners and offers a homely living space and comprises; 2 bedrooms, kitchen, dining area, conservatory, utility & bathroom.



Viewing: **01550 720 440**

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

Email: **llandovery@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](mailto:surveys@ctf-uk.com).

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## Myddfai, Llandovery, Carmarthenshire.

### Property Description

A delightful 2 bedroom cottage located in a beautiful rural location on the outskirts of the village of Myddfai. The property enjoys beautiful views to the front and set in approximately half an acre of lawned garden and wooded area to the side. The property has been well maintained by the current owners and offers a homely living space and comprises; 2 bedrooms, living room, kitchen, dining area, conservatory, utility & bathroom.

The area around is particularly well endowed with wildlife and is ideal for bird watching, hill walking and other country pursuits in this beautiful area. The market town of Llandovery 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 accommodation comprises as follows:

**Dining Room (12' 09" x 6' 07") or (3.89m x 2.01m)**

With double doors to rear patio. Radiator. Access hatch to roof space.

**Kitchen (12' 02" x 6' 09" ) or (3.71m x 2.06m)**

With floor level drawers and cupboards. Ceramic sink and drainer. Plumbing for washing machine. Dual aspect windows.

**Utility Room (11' 04" x 5' 09" ) or (3.45m x 1.75m)**

With plumbing for washing machine. Tiled floor. Door to front.

**Living Room (18' 03" x 11' 06" ) or (5.56m x 3.51m)**

With feature stone fireplace with log burner and mantel over. Timber flooring. Door to front.

### Rear Hall

With cupboard storing electric boiler and hot water tank.

**Bedroom 1 (11' 09" x 10' 08" ) or (3.58m x 3.25m)**

With timber flooring. Radiator.

**Bathroom (8' 04" Max x 7' 06") or (2.54m Max x 2.29m)**

With low level wc, panelled bath and shower attachment. Wash hand basin in vanity unit. Heated towel rail. Fully tiled walls and floor.

**Bedroom 2 (13' 05" x 9' 07"Max Max) or (4.09m x 2.92m Max)**

With radiator. Dual aspect windows.

**Conservatory (12' 02" x 8' 02") or (3.71m x 2.49m)**

With tiled floor. Electric wall heater. Door to rear patio.

### EXTERNALLY

The property is approached off a small country road leading to a patio off road parking area. The property is set in approximately half an acre with wooded area to the side leading to raised lawned garden to the rear. Directly behind the cottage is a patio area and log shed.

### Services

With mains electricity, water and private drainage. Central heating via electric economy 10 boiler.

### 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.

### Broadband and Mobile phone

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

### Tenure

Freehold

### Council Tax

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