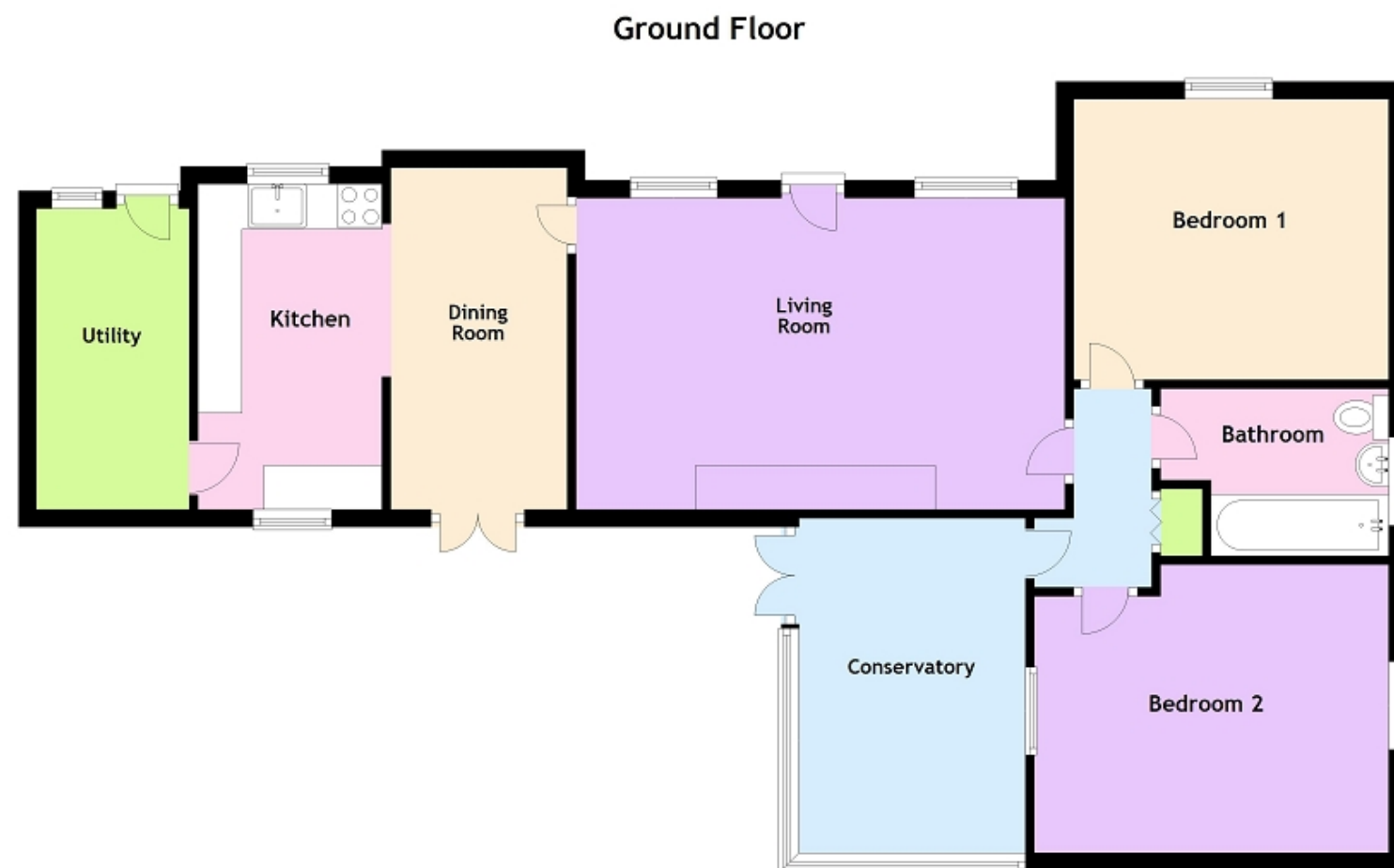




**Y Bwthyn
Myddfai
Llandovery
Carmarthenshire.**

Price £295,000

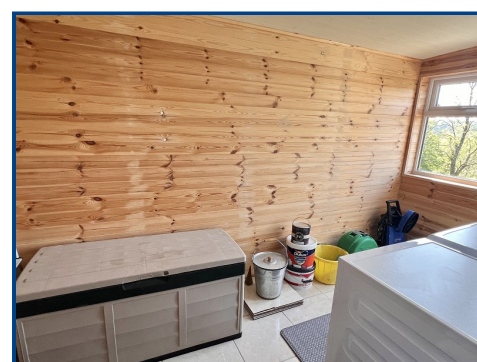


- A Delightful 2 Bedroom Detached Cottage
- Living Room, Kitchen, Dining Area, Conservatory, Utility & Bathroom
- Set In Approximately Half An Acre Of Grounds
- Off Road Parking For Several Vehicles
- Located On The Outskirts Of The Village Of Myddfai

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.

EPC Rating: E48



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.

Tel: 01550 720 440

Email: llandovery@ctf-uk.com

Web: www.ctf-uk.com

Y Bwthyn, 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.

Y Bwthyn, Myddfai, Llandovery, Carmarthenshire.

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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