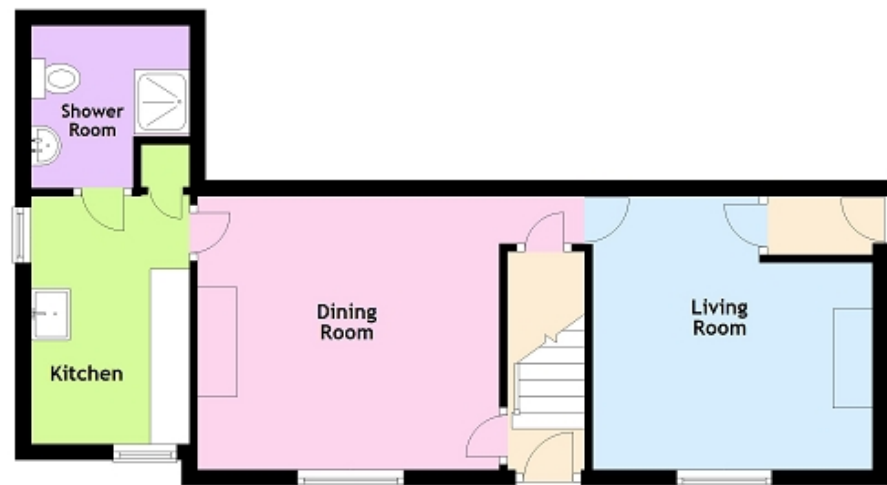
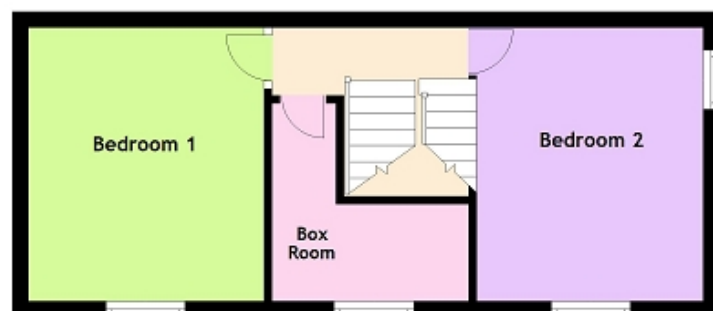


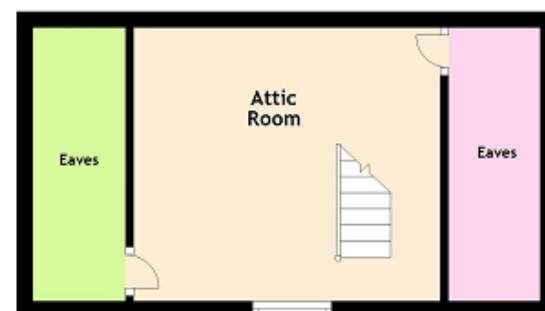
Ground Floor



First Floor

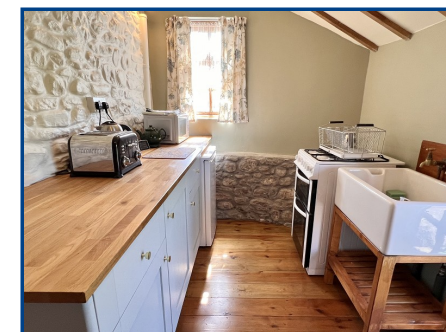


Second Floor



Cynghordy Llandovery Carmarthenshire.

Price **£175,000**

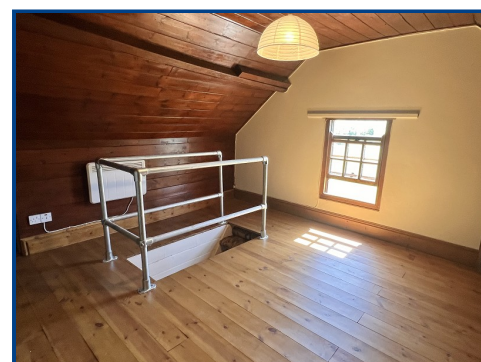
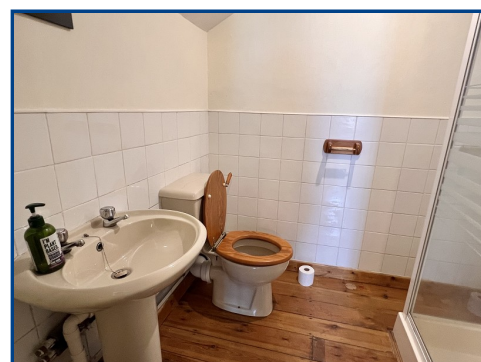


- A Surprisingly Spacious 2/3 Bedroom Cottage
- 2 Reception Rooms, Kitchen, Shower Room, Attic Room & Cellar
- Rear & Side Seating Area
- Off Road Parking
- Ideal Investment Property
- Viewing Is A Must To Appreciate

General Description

A surprisingly spacious 2/3 bedroom cottage located just off the A483 and an ideal investment for any first time buyer, rental or retirement. The property enjoys beautiful views across the valley with the area around particularly well endowed with wildlife and is ideal for bird watching, hill walking, fishing and other country pursuits in the area and comprises; living room, dining room, kitchen & shower room to the ground floor leading to 2 bedrooms and box room to the first floor with spacious attic room to the second floor.

EPC Rating: E50



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**

Cynghordy, Llandovery, Carmarthenshire.

Property Description

A surprisingly spacious 2/3 bedroom cottage located just off the A483 and an ideal investment for any first time buyer, rental or retirement. The property enjoys beautiful views across the valley with the area around particularly well endowed with wildlife and is ideal for bird watching, hill walking, fishing and other country pursuits in the area and comprises; living room, dining room, kitchen & shower room to the ground floor leading to 2 bedrooms and box room to the first floor with spacious attic room to the second floor. Externally is a patio seating area with off road parking. To the side of the property there is also a useful cellar used for storage.

Cynghordy is a hamlet which has a railway station holt on the Heart of Wales line running from Swansea to Shrewsbury. The market town of Llandovery benefits from comprehensive shopping facilities with a variety of shops, post office, patisserie, butcher, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with swimming pool, supermarket and the renowned Llandovery Rugby Club on the outskirts of town.

Entrance Area

With staircase to first floor.

Dining Room (12' 05" x 11' 03") or (3.78m x 3.43m)

With feature former fireplace (not in use) with tiled hearth and mantel over in exposed stone wall. Beamed ceiling. Quarry tiled floor. Modern electric storage heater.

Kitchen (10' 04" x 6' 07") or (3.15m x 2.01m)

With a range of floor level cupboards. 4 ring gas hob and double oven beneath. Belfast sink. Beamed ceiling. Timber flooring. Panel heater. Storage cupboard housing hot water tank. Large window which can also be opened to access rear terrace.

Shower Room (6' 09" Max x 6' 06") or (2.06m Max x 1.98m)

With low level wc, pedestal wash hand basin and shower cubicle. Panel heater. Part tiled walls. Extractor fan.

Living Room (11' 07" x 11' 03") or (3.53m x 3.43m)

With open fireplace, slate hearth and mantel over. Beamed ceiling. Feature exposed stone wall. Quarry tiled floor. Porch to front.

First Floor

Landing

Stairs to attic room.

Bedroom 1 (11' 05" x 9' 09") or (3.48m x 2.97m)

With panelled ceiling. Night storage heater.

Box Room (8' 02" x 8' 02") or (2.49m x 2.49m)

With reduced head room. Electric wall heater.

Bedroom 3 (11' 06" x 9' 05") or (3.51m x 2.87m)

With former open fireplace and mantel over. Dual aspect windows. Panelled ceiling.

Second Floor.

Attic Room (12' 09" Max x 11' 09") or (3.89m Max x 3.58m)

With restricted headroom. Panelled ceiling. Electric heater. Eaves storage.

EXTERNALLY

To the rear of the property is a raised patio terrace accessed from the kitchen leading to off road parking area.

Cellar (8' 09" x 6' 09") or (2.67m x 2.06m)

Accessed from the front elevation and used as a useful storage room.

Services

With mains water and electricity. Private drainage via cess pit.

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.

Tenure

Freehold

Council Tax

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