



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
12 Offices Across South Wales

Rhandirmwyn Llandovery Carmarthenshire.

Price **£350,000**



- Detached 3/4 Bedroom Cottage
- 2 Reception Rooms, Kitchen/Diner, Utility & Downstairs Toilet
- 3 Bedrooms (one being a through room), Box Room & Bathroom/En-Suite
- Rear Lawned Garden With Patio Area
- Detached Garage & Further Log Shed
- Beautiful Rural Location On The Outskirts Of Rhandirmwyn



Viewing: **01550 720 440** Website: **www.ctf-uk.com** Email: **llandoverly@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.

General Description

A detached 3/4 bedroom cottage located on the edge of the Upper Towy valley village of Rhandirmwyn about 8 miles from the market town of Llandovery. The accommodation comprises; living room, sitting room, kitchen/diner, utility and downstairs toilet to the ground floor leading to 3 bedrooms, one being a through room, box room and en-suite bathroom to the first floor. To the front of the property is off road parking for several vehicles with detached garage. To the rear of the cottage is a peaceful lawned garden with mature flower borders and patio area with beautiful views

EPC Rating: F33

Tel: **01550 720 440**

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

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

Rhandirmwyn, Llandovery, Carmarthenshire.

Property Description

A detached 3/4 bedroom cottage located on the edge of the Upper Towy valley village of Rhandirmwyn about 8 miles from the market town of Llandovery. The accommodation comprises; living room, sitting room, kitchen/diner, utility and downstairs toilet to the ground floor leading to 3 bedrooms, one being a through room, box room and en-suite bathroom to the first floor. To the front of the property is off road parking for several vehicles with detached garage. To the rear of the cottage is a peaceful lawned garden with mature flower borders and patio area with beautiful views of the surrounding countryside.

The area around is still used largely for agriculture or forestry purposes and there are fine opportunities for most forms of country pursuits including fishing, walking, shooting and bird watching. The village itself has a place of worship and 2 popular public houses. The market town of Llandovery offers more comprehensive shopping facilities and a variety of sporting clubs and organisations together with supermarket, swimming pool, doctors surgery, cottage hospital and library.

Hallway (6' 03" x 3' 04") or (1.91m x 1.02m)

With staircase to first floor. Radiator.

Sitting Room (13' 04" x 8' 0") or (4.06m x 2.44m)

With feature stone wall. Radiator.

Living Room (13' 05" x 13' 01") or (4.09m x 3.99m)

Measurements include feature stone chimney with alcoves either side and an under stairs cupboard. Log burner in stone surround with bressumer over and slate hearth.

Kitchen/Diner (19' 08" x 10' 02") or (5.99m x 3.10m)

With a range of floor and eye level drawers and cupboards. Oil Fired Stanley Range, with mantle over, which supplies hot water. 2 ring electric Hotpoint hob. Stainless steel sink and drainer. Integral dishwasher. Integral freezer. Part tiled walls. Stable door to rear. Radiator. Beamed ceilings.

Utility Room (8' 07" x 5' 00") or (2.62m x 1.52m)

With floor and eye level cupboards. Stainless steel sink and drainer. Plumbing for washing machine. Radiator.

Separate Toilet (5' 0" x 2' 05") or (1.52m x 0.74m)

With low level WC and wash hand basin. Extractor fan.

First Floor

Landing (7' 00" x 5' 05") or (2.13m x 1.65m)

With access hatch to roof space.

Rhandirmwyn, Llandovery, Carmarthenshire.

Bedroom 1 (13' 01" x 10' 10") or (3.99m x 3.30m)

With radiator. Door to

En-Suite Bathroom (10' 03" x 9' 08") or (3.12m x 2.95m)

With restricted head room. Low level WC, panelled bath with Triton shower over. Pedestal wash hand basin with illuminated mirror over. Velux window. Extractor fan. Door to

Through Room (14' 04" x 10' 01") or (4.37m x 3.07m)

Measurement includes store room. Restricted head room. Velux window. Radiator.

Bedroom 2 (13' 02" x 7' 11") or (4.01m x 2.41m)

With radiator.

Bedroom 3 (7' 08" x 5' 10") or (2.34m x 1.78m)

With radiator.

EXTERNALLY

To the rear of the property is a patio area leading to beautifully maintained lawned garden with a range of mature borders and shrubs. Garden shed, greenhouse and log store and former stone 'Ty Bach' outside toilet. To the front of the property is a detached garage and further useful storage shed to the side with oil tank. There is also a functioning post box to the front of the property with scheduled collections.

Detached Garage (17' 07" Max x 9' 05") or (5.36m Max x 2.87m)

A useful garage of brick construction with concrete floor and up and over door. Electric and lighting.

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

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be available on certain networks.

Services

Tenure

Freehold

Council Tax

D

