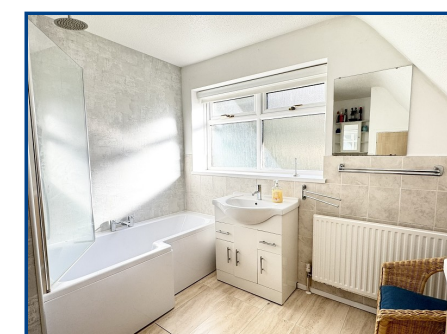
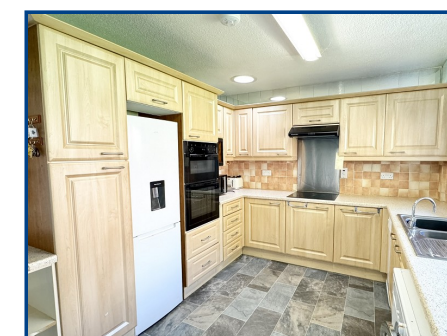


Rhandirmwyn Llandovery Carmarthenshire.

Price **£310,000**



- Detached Swiss Style Property
- 3 Bedrooms, Living Room, Kitchen, Shower Room & Bathroom
- Garage/Workshop & Gardens
- Off Road Parking
- LPG Central Heating
- Upper Towy Valley Location



General Description

A well presented 3 bedroom Swiss style property with kitchen, living room/dining room, shower room and bathroom situated on the edge of the Upper Towy Valley village of Rhandirmwyn.

EPC Rating: D55



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**

Rhandirmwyn, Llandovery, Carmarthenshire.

Property Description

A well presented 3 bedroom Swiss style property with kitchen, living room/dining room, shower room and bathroom situated on the edge of the Upper Towy Valley village of Rhandirmwyn which has a church and 2 public houses. The market town of Llandovery is about 8 miles distant with a more comprehensive shopping facilities with a variety of sporting clubs and organisations together with doctors surgery, cottage hospital, swimming pool, supermarket, primary school and the renowned Llandovery College.

Hallway

With stairs to first floor. Storage cupboard. Radiator.

Shower Room (8' 09" Max x 7' 09" Max) or (2.67m Max x 2.36m Max)

With wash hand basin with cupboard under, low level wc, shower cubicle, storage

cupboard, part tiled walls, tiled floor, and towel Rail. Radiator.

Kitchen (13' 0" x 9' 07") or (3.96m x 2.92m)

With a range of floor and eye level drawers and cupboards. Stainless steel sink, mixer tap and boiling hot water tap. Induction hob, Neff double oven, fridge/freezer, Miele washing machine, dishwasher. Part tiled walls. Radiator.

Living/Dining Room (27' 03" x 12' 05") or (8.31m x 3.78m)

With electric fire. Double glazed patio doors leading to decked area and garden. Double glazed window. Radiator.

First Floor.

Stairs & Landing

With velux window.

Bedroom 1 (9' 07" Max x 9' 08" Max) or (2.92m Max x 2.95m Max)

With sloping ceiling. Built in wardrobe and door to balcony. Radiator.

Bedroom 2 (13' 03" Max x 8' 11" Max) or (4.04m Max x 2.72m Max)

With sloping ceiling. Built in cupboard. Door to balcony. Radiator.

Bedroom 3 (13' 09" Max x 9' 0" Max) or (4.19m Max x 2.74m Max)

With sloping ceiling. Built in wardrobe. Door to balcony. Radiator.

Bathroom (11' 01" Max x 9' 07" Max) or (3.38m Max x 2.92m Max)

With low level wc, bath with shower over, wash hand basin with cupboard, heated towel rail, storage cupboard, part tiled walls, storage cupboard housing Worcester boiler. Radiator.

External

Garage/workshop. Gardens laid to lawn with a variety of bushes and shrubs. Decking with seating area. Driveway with ample parking.

Services

Mains water, electricity and drainage. Central heating by means of LPG fired boiler. There are solar panels at the property, which were installed in 2010.

Local Authorities

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

Viewing

Strictly by appointment please through the selling agents.

Broadband and Mobile phone

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

Tenure

Freehold

Council Tax

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