



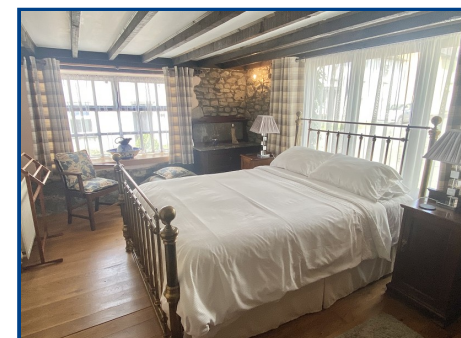
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Cilycwm Llandovery Carmarthenshire.

Price **£225,000**



- A Charming 2 Bedroom Cottage
- Living Room With Mezzanine Over, Kitchen/Diner, Shower Room, Bathroom & Through Room
- Well Maintained With Beautiful Features
- Enclosed Courtyard With Useful Storage Shed
- Pretty Village Location
- No Onward Chain



EPC Rating: G16

General Description

The sale of this charming cottage offers a fine opportunity to purchase a quaint and traditional 2 bedroom cottage located within the pretty village of Cilycwm.

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

Tel: **01550 720 440**

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

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

Cilycwm, Llandovery, Carmarthenshire.

Property Description

The sale of this charming cottage offers a fine opportunity to purchase a quaint and traditional 2 bedroom cottage located within the pretty village of Cilycwm.

This delightful property offers a well presented accommodation with several character features including natural stone walling and beamed ceilings and comprises; 2 bedrooms, kitchen/diner, living room with mezzanine over. Shower room and bathroom with through room leading off bedroom 2. To the front of the property is an enclosed courtyard with gravel and patio area. To the side of the property is a useful shed.

The property is located in the village of Cilycwm with close by amenities including the local Parish Church. Approximately 3 miles away is the historic market town of Llandovery which offers 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 and supermarket on the outskirts of town.

The accommodation comprises as follows;

Kitchen/Diner (17' 10" x 11' 09") or (5.44m x 3.58m)

With a range of floor and eye level drawers and cupboards. Belfast sink. Hotpoint 4 ring induction hob with oven below. Plumbing for dishwasher and washing machine. 3 velux windows. Radiator.

Living Room (24' 06" x 15' 01") or (7.47m x 4.60m)

An impressive room with beamed vaulted ceiling. Log burner and slate hearth. Oak flooring and feature stone walls. Dual aspect windows. Staircase to mezzanine. Door to rear. Radiators.

Mezzanine

With restricted headroom. Beamed ceiling. Floor level windows and a velux window.

Shower Room (7' 01" x 6' 0") or (2.16m x 1.83m)

With low level WC. Wash hand basin with cupboard beneath. Walk in shower with Mira Decor shower. Recess lighting. Extractor fan.

Bedroom 1 (14' 11" x 10' 05") or (4.55m x 3.18m)

With oak flooring, feature stone walls and beamed ceilings. Former open fireplace with slate hearth. Dual aspect windows.

Rear Hall

Bathroom (8' 06" x 7' 07") or (2.59m x 2.31m)

With low level WC, walk in shower, wash hand basin with cupboard under, splash back and mirror over. Panelled bath with shower attachment. Feature stone walls and tiled flooring. Extractor fan. Radiator.

Bedroom 2 (13' 04" x 9' 03") or (4.06m x 2.82m)

With double doors to front court yard. Feature stone walls. Radiator.

Through Room (13' 04" x 9' 03") or (4.06m x 2.82m)

Currently used as a storage room with radiator.

EXTERNALLY

The property is approached via a gated entrance leading to enclosed courtyard with ornamental slate gravel and patio area. A range of easily maintained bushes and shrubs leading to shed. Oil tank. Outside tap.

Storage Shed (12' 10" x 8' 05") or (3.91m x 2.57m)

With a concrete floor. Electricity and lighting. Oil fired boiler.

Services

With mains water, electricity and drainage. Oil fired central heating.

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

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

Services

Tenure

Freehold

Council Tax

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