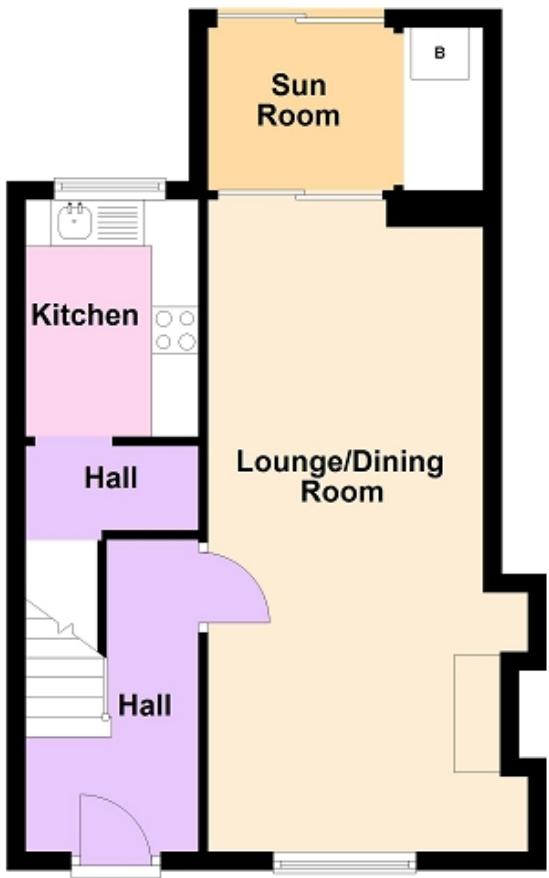


Ground Floor



First Floor



For illustrative purposes only. Not to scale; measurements and layouts are approximate. Buyers should verify all details independently.
Plan produced using PlanUp.



Viewing: 01639 844 426

Website: www.ctf-uk.com

Email: ystradgynlais@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



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

Heol Rhyd Ddu Fach
Cwmllynfell
Carmarthenshire.

Price £150,000



- Two spacious double bedrooms
- Open-plan lounge and sun room
- Interior maintained to high standard
- Mature gardens with pond feature
- Ideal First Time Purchaser
- Period Features

General Description

This delightful mid-terrace property offers charm, character, and a welcoming cottage-style interior. The home provides two double bedrooms, an open-plan lounge, a sun room, and a compact kitchen. The current owners have transformed the interior over the years, maintaining it to a high standard while retaining its cosy and traditional feel. The gardens are a real feature of the property, beautifully landscaped with mature planting, a pond, established beds, and rockeries, creating a peaceful and private outdoor retreat. Whether you're relaxing in the sun room or enjoying the garden, this property offers a wonderful balance of indoor comfort and outdoor space. Perfect for those seeking a home with character in the sought-after location of Cefn Brynbrain, this property is ready to move into and enjoy.

EPC Rating: D64

Tel: 01639 844 426

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Heol Rhyd Ddu Fach, Cwmllynfell, Carmarthenshire.

Property Description

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Hallway (10' 11" x 6' 1") or (3.34m x 1.86m)

Living/Dining Room (23' 0" x 9' 9") or (7.01m x 2.96m)

Heol Rhyd Ddu Fach, Cwmllynfell, Carmarthenshire.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

A

Kitchen (12' 5" x 6' 0") or (3.78m x 1.83m)

Sun Room (6' 4" x 5' 9") or (1.94m x 1.75m)

Landing (13' 7" x 6' 2") or (4.15m x 1.89m)

Bedroom 1 (10' 4" x 10' 0") or (3.14m x 3.06m)

Bedroom 2 (11' 3" x 9' 10") or (3.42m x 2.99m)

Bathroom (7' 10" x 7' 2") or (2.39m x 2.18m)

