



## Rhyd Ddolesgob, Llanfallteg, SA34 0UN

Offers in Region of £379,950

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## Rhyd Ddolegob

Llanfallteg, Whitland

A stunning 3 bedroom detached cottage offering fully renovated and modernised accommodation, situated in a good size plot with ample off road car parking and a generous garden. The property is situated approximately 5 miles from Narberth town, in the popular village of Llanfallteg and within walking distance to the village pub, being set at the end of a private shared driveway. This stunning property has been designed and finished to an exceptionally high standard, providing a modern and stylish interior with up to date fixtures and fittings, which altogether makes a truly wonderful home of relative low-maintenance. The property already enjoys a very pleasant good sized garden with country view, but there is also the option to purchase more garden/grounds by separate negotiation. Viewing of this fantastic property is simply a must to fully appreciate all its fine qualities.



## Accommodation

Front door opens into:

### Entrance Porch

Double glazed window to side, tiled flooring, radiator. Passageway leads onto:

### Utility

Fitted storage cupboards, worktop, sink, plumbing for washing machine and space above for tumble dryer, tiled flooring, radiator, door to bathroom, door to:

### Kitchen / Diner

Fitted with a range of modern shaker style wall and base storage cupboards with worktops over, sink, fitted range cooker, extractor hood over, wine fridge, integrated dish washer, recess space for American style fridge/freezer, part tiled walls, tiled floor, double glazed window, radiators, ceiling sky-lantern, space for dining table and chairs, double glazed window to side, double glazed external French doors to garden, open plan to:

### Living Room

Vaulted ceiling, oak herringbone flooring , radiator, double glazed window. Door to bedroom 1 and opening leads to hallway.

### Bedroom 1

Vaulted ceiling, Velux roof window, double glazed window, oak herringbone flooring, radiator, fitted wardrobes.

### Hallway

Continuation of oak herringbone flooring, radiator, Velux roof window, doors to:

### Bedroom 2

Vaulted ceiling with exposed beams, Velux roof window, double glazed window, oak herringbone flooring .

### Bedroom 3

Vaulted ceiling with exposed beams, Velux roof window, radiator, oak herringbone flooring, radiator, double glazed windows.

### Bathroom

Comprising a large walk-in shower, freestanding bath tub, wash hand basin, W.C, tiled floor, part tiled walls, ceiling sky-lantern.

## Externally

The property is accessed by a private shared access driveway with only one neighbouring dwelling. There is a good sized gravelled driveway to the far side providing ample off road parking space. Also to the side and adjoining the cottage is a walled bin and oil tank storage area. There is a lovely lawned garden with specimen trees and sunny patio seating/entertaining area. Please note there is also an option to purchase an additional garden area, complete with mature fruit trees, to the far side, by separate negotiation as marked in one of our marketing photos.

## Services

- Heating Source: Oil
- Electric: Mains
- Water: Mains
- Drainage: Private Sewage Treatment Plant
- Local Authority: Carmarthenshire County Council
- Council Tax Band: E
- EPC: D
- Tenure: Freehold and available with vacant possession upon completion.
- What Three Words: [///bulb.built.wake](#)

## Broadband

According to the Ofcom website, this property has both standard and ultrafast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Mobile Phone Reception**

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data – 76%

Three Voice & Data – 75%

O2 Voice & Data – 61%

Vodafone Voice & Data – 73%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Directions**

From Narberth take the A40 towards St Clears/Carmarthen and after a few miles turn right sign posted to Llanddewi Velfrey and then turn left sign posted for Llanfallteg.

Proceed into the village of Llanfallteg, passed the pub and the property is located on the right hand side, up a shared private track, identified by our JJMorris pointer for sale sign.

### **Anti-Money Laundering**

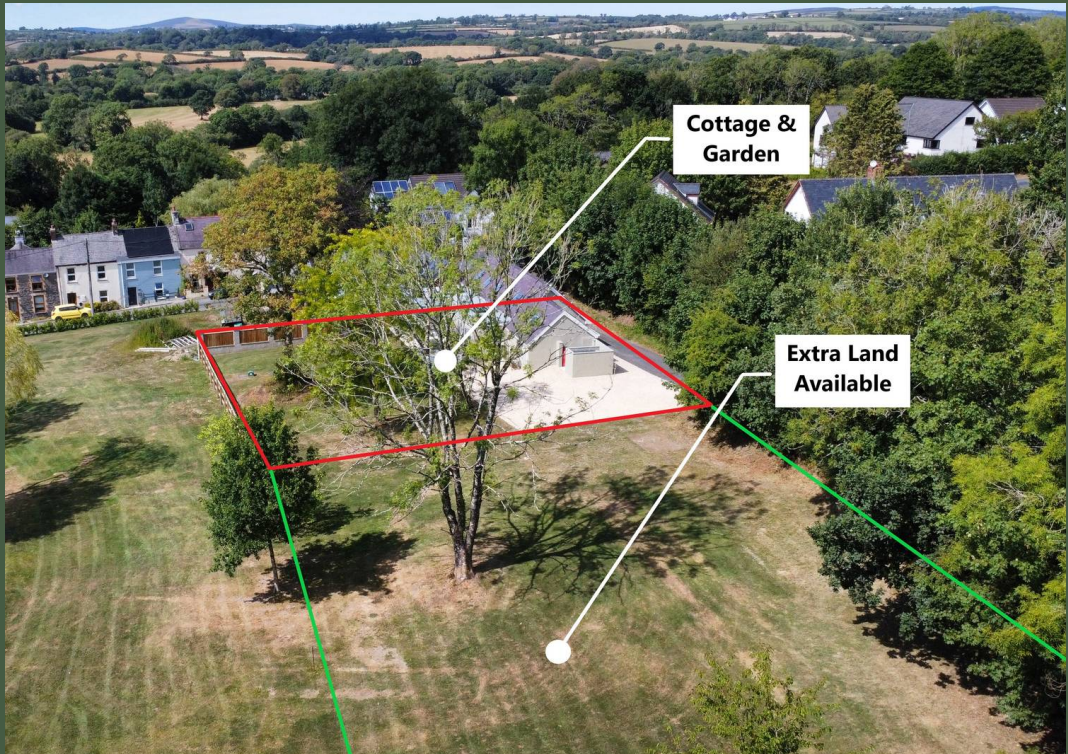
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

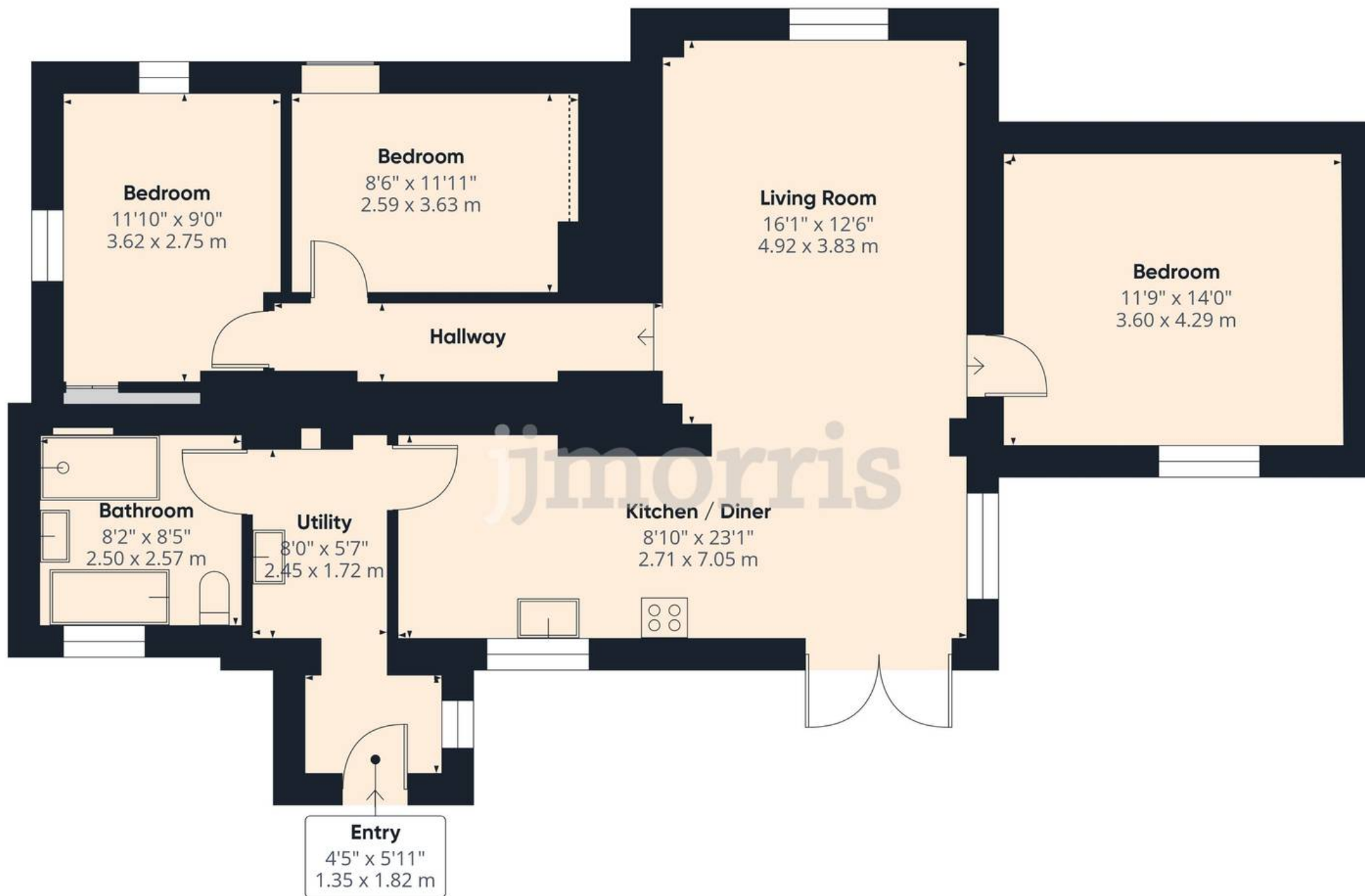












## Energy Efficiency Rating

|                                                                                                                                                                  | Current | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i>                                                                                                               |         |           |
| (92+) <b>A</b>                                                                                                                                                   |         |           |
| (81-91) <b>B</b>                                                                                                                                                 |         |           |
| (69-80) <b>C</b>                                                                                                                                                 |         |           |
| (55-68) <b>D</b>                                                                                                                                                 | 56      | 65        |
| (39-54) <b>E</b>                                                                                                                                                 |         |           |
| (21-38) <b>F</b>                                                                                                                                                 |         |           |
| (1-20) <b>G</b>                                                                                                                                                  |         |           |
| <i>Not energy efficient - higher running costs</i>                                                                                                               |         |           |
| <b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>  |         |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                                                                                                                   | Current | Potential |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>                                                                                             |         |           |
| (92+) <b>A</b>                                                                                                                                                    |         |           |
| (81-91) <b>B</b>                                                                                                                                                  |         |           |
| (69-80) <b>C</b>                                                                                                                                                  |         |           |
| (55-68) <b>D</b>                                                                                                                                                  |         |           |
| (39-54) <b>E</b>                                                                                                                                                  | 48      | 50        |
| (21-38) <b>F</b>                                                                                                                                                  |         |           |
| (1-20) <b>G</b>                                                                                                                                                   |         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>                                                                                             |         |           |
| <b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>  |         |           |



## JJ Morris Narberth

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