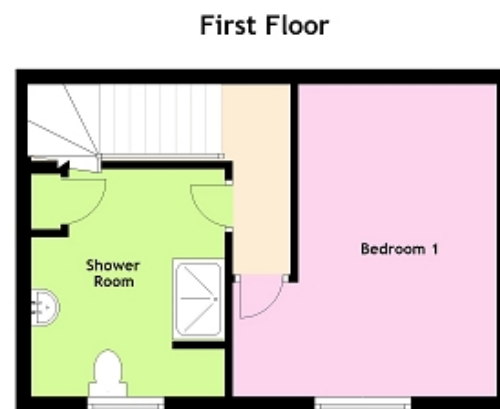
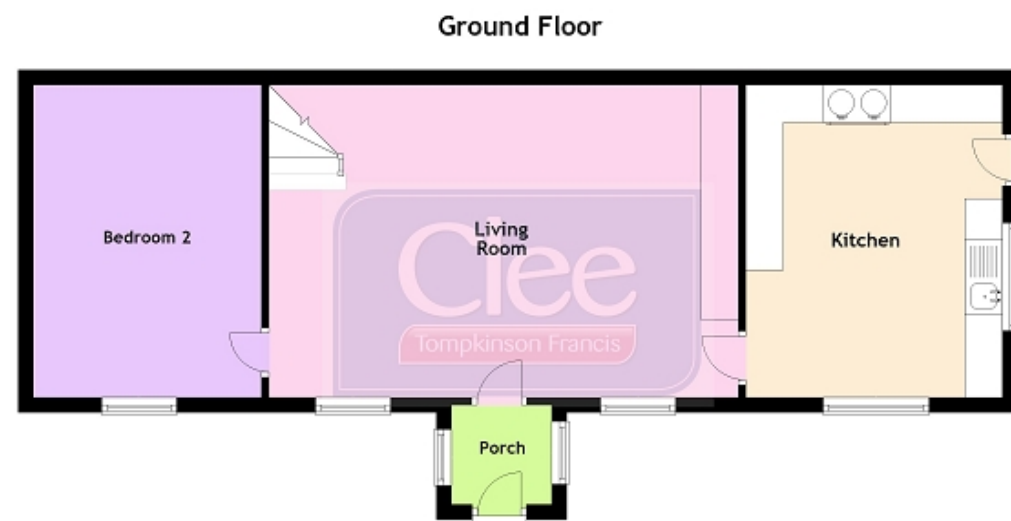




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Rhandirmwyn Llandovery Carmarthenshire.

Price **£210,000**



- Detached 2 Bedroom Property
- Kitchen, Living Room & Shower Room
- In Need Of Updating
- Sitting In Approximately 2.5 Acres Of Land
- Located On The Outskirts Of Rhandirmwyn



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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

General Description

A charming 2 bedroom detached property set in approximately 2.5 acres in the beautiful upper Towy Valley. Requiring modernisation, the property offers an opportunity to create a rural home and comprises; 2 bedrooms, kitchen, living room and shower room. Externally there is a useful corrugated log store with gardens to the front.

EPC Rating: F31

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Rhandirmwyn, Llandovery, Carmarthenshire.

Property Description

A charming 2 bedroom detached property set in approximately 2.5 acres in the beautiful upper Towy Valley. Requiring modernisation, the property offers an opportunity to create a rural home and comprises; 2 bedrooms, kitchen, living room and shower room. Externally there is a useful corrugated log store with gardens to the front.

The area itself is almost entirely agricultural or forestry based and is particularly well endowed with wildlife. It is ideal for bird watching, walking, fishing and other country pursuits.

The property is situated about 2 miles of the village of Rhandirmwyn which has a public house with the large town of Llandovery being just over 6 miles distance and 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 house accommodation comprises as follows:

Kitchen (13' 07" x 11' 02") or (4.14m x 3.40m)

With a range of floor and eye level drawers and cupboards. Oil fired Stanley range (unknown if working). Stainless steel sink and drainer. Plumbing for dishwasher and washing machine. Oil fired boiler. Dual aspect. Beamed ceiling. Tiled floor. Stable door to outside.

Living Room (20' 06" x 13' 02") or (6.25m x 4.01m)

With feature stone fire place with log burner. Stairs to first floor.

Bedroom 2 (14' 02" x 10' 00") or (4.32m x 3.05m)

First Floor

Landing

With access hatch to roof space.

Shower Room (9' 10" x 8' 07"Max Max) or (3.00m x 2.62m Max)

With low level wc, wash hand basin and shower cubicle. Cupboard with hot water tank. Tiled walls.

Bedroom 1 (13' 03" x 11' 04") or (4.04m x 3.45m)

With radiator. Storage cupboards.

EXTERNALLY

Accessed by a short private drive to parking area. Double corrugated log shed. The property sits in approximately 2.5 acres with gardens to the front and gently sloping.

Services

With mains electricity and water. Private 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

Basic broadband is available in the vicinity. Please check with your provider regarding mobile phone signal.

Council Tax

D

Tenure

Freehold

