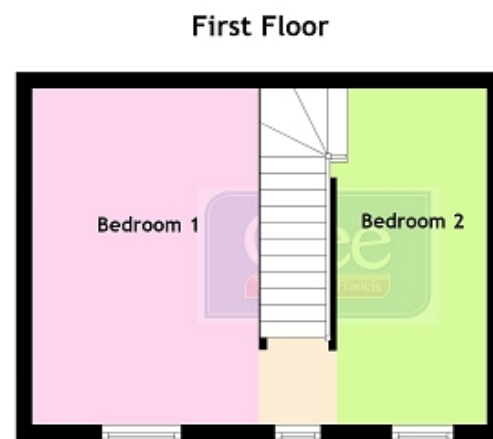




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Plan produced using PlanUp.



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

Rhandirmwyn
Llandovery
Carmarthenshire.

Price **£180,000**



- Detached 2 Bedroom Cottage
- 2 Reception Rooms, Kitchen & Shower Room
- In Need Of Modernisation
- Garden To The Front
- Sitting In A Picturesque Secluded Location

General Description

EPC Rating: F26

A charming and characterful chapel house set in the picturesque upper Towy Valley. Requiring modernisation, the property offers an opportunity to create a rural home and comprises; 2 bedrooms, kitchen, living room, sitting room and shower room. Externally there is garden 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.

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.

Tel: **01550 720 440**

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

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

Rhandirmwyn, Llandovery, Carmarthenshire.

Property Description

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The property is situated about 5 miles of the village of Rhandirmwyn which has 2 public houses with the large town of Llandovery being just about 12 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:

Entrance Hall (4' 11" x 3' 03") or (1.50m x 0.99m)

With two storage cupboards.

Shower Room (8' 09" x 5' 09") or (2.67m x 1.75m)

With shower cubicle. Low level wc. Pedestal wash hand basin. Part tiled walls. Tiled floor. Radiator. Access hatch to roof space.

Kitchen (13' 01" x 9' 08") or (3.99m x 2.95m)

With beamed ceiling. Ceramic sink and drainer. 4 ring electric hob. Radiator. Stairs to first floor.

Living Room (13' 0" x 9' 03") or (3.96m x 2.82m)

With beamed ceiling. Log burner in tiled surround with mantel over. Door to outside.

Sitting Room (11' 07" x 7' 07") or (3.53m x 2.31m)

With door to outside.

First Floor

Landing

Bedroom 1 (13' 01" x 9' 05") or (3.99m x 2.87m)

With panelled ceiling.

Bedroom 2 (13' 0" x 6' 06") or (3.96m x 1.98m)

With panelled ceiling.

EXTERNALLY

To the front and side of the property is a garden area.

Services

With mains electricity and water. Private drainage.

Local Authority

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

Broadband and Mobile phone

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

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.

