



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**

12 Offices Across South Wales

**Llwynbrain Gwynfe
Llangadog
Carmarthenshire. SA19 9SD**

Price £950 Monthly



- AVAILABLE TO RENT
- Detached 4 Bedroom Cottage
- Oil Central Heating
- Double Glazing
- Shower Room, Bathroom & Ensuite
- Scenic Country Views & Rural Location
- Ample Parking, Patio & Garden Area
- Holding Fee £100
- Minimum 6 month let Bond £1050.00
- Council Tax Band D



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

Important notice

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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.

General Description

AVAILABLE TO RENT - Modernised cottage with the benefit of oil central heating and double glazing. Ample Parking, Patio and Garden Area.

Tel: 01558 823 601

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Gwynfe, Llangadog, Carmarthenshire.

Property Description

AVAILABLE TO RENT - Modernised 4 bedroom cottage of traditional construction with the benefit of double glazing and oil central heating.

Situated in a convenient location on the outskirts of Gwynfe within easy commuting distance of Llandovery and Llandeilo which offer a wide and varied range of amenities.

The accommodation comprises entrance hall, lounge, kitchen/breakfast room, dining room, conservatory, downstairs shower room, 4 bedrooms one with ensuite and family bathroom. Externally there is ample parking area to the rear of the property with patio and lawned garden area with scenic views over the surrounding countryside.

Double Glazed Door:-

to:

Hall

With stairs to first floor.

Lounge (14' 2" x 14' 2") or (4.32m x 4.33m)

With double glazed windows, feature natural stone surround fireplace and hearth with wood burning stove, wall lights, radiator. TV point and beamed ceiling.

Kitchen / Breakfast Room (27' 2" x 8' 0") or (8.29m x 2.43m)

With a range base and wall units, Bosch electric oven, hob, double glazed windows, laminate and tiled floor. Bowl and a half stainless steel sink unit with mixer tap, built in dish washer and under stairs cupboard with radiator. Double doors through to conservatory.

Dining Room (10' 8" x 14' 3") or (3.26m x 4.35m)

Radiator, wall lights, double glazed window, laminate floor, TV point and original stone 'mock' fireplace.

Conservatory (10' 9" x 7' 5") or (3.27m x 2.27m)

Tiled floor, double glazed window and patio doors.

Utility Area

With work top and plumbing for a washing machine. French doors to dining area.

Downstairs Shower Room

Low level WC, wash hand basin and shower area with mira shower unit. .

First Floor

Landing with access to roof space.

Bedroom 1 (13' 11" x 10' 8" Max) or (4.25m x 3.26m Max)

Radiator, double glazed window and original stone 'mock' fireplace.

Bedroom 2 (7' 4" x 9' 0") or (2.23m x 2.75m)

Radiator, double glazed window and TV point.

Bathroom (6' 11" x 6' 0") or (2.11m x 1.83m)

With heated towel rail and double glazed window. Low level WC, wash hand basin with mixer tap with vanity cupboard beneath and panelled bath with over bath shower. Part tiled walls.

Bedroom 3 (10' 6" x 10' 5") or (3.21m x 3.17m)

Fitted wardrobe, double glazed window, radiator and TV point.

En-Suite Shower Room 2

Low level WC, wash hand basin and cupboard, towel rail and tiled shower cubicle.

Bedroom 4 (9' 1" Max x 16' 2") or (2.77m Max x 4.93m)

Radiator, double glazed windows, fitted wardrobe and TV point.

EXTERNALLY

Front forecourt garden area.

To the rear of the property is ample parking, patio area and lawned garden with fine reaching views over the surrounding countryside.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity.

Directions

From Llandeilo continue over the bridge on the A483 to Ammanford and turn left at the mini roundabout. Proceed past the school for approximately one mile and turn right onto the Gwynfe Road. Proceed through to Gwynfe passing the turning for the village and fork left onto the Brynamman Road in front of the Chapel. The property will be found on the right hand side.

