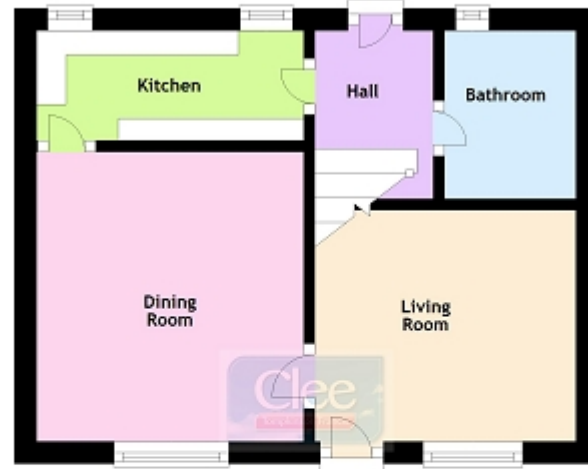
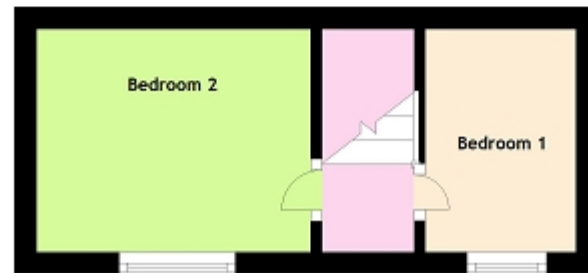


Ground Floor

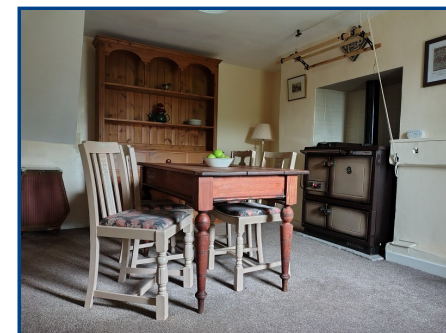
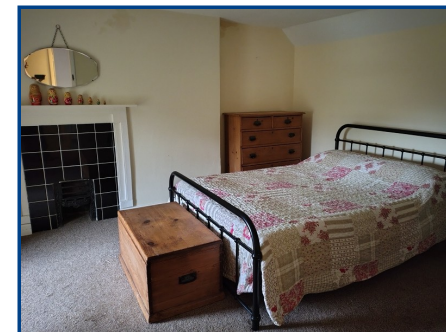


First Floor



Pannau Street  
Rhandirmwyn  
Llandovery  
Carmarthenshire.

Price **£190,000**

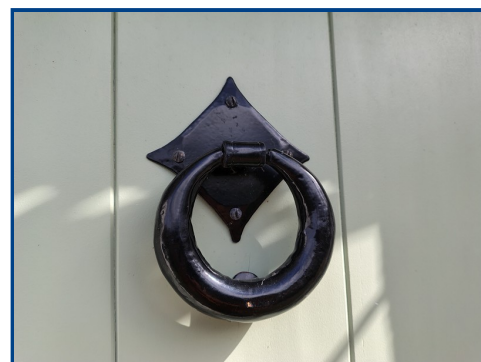


- Mid Terrace Village Cottage
- Grade II Listed
- 2 Bedrooms, 2 Reception Rooms, Kitchen & Shower Room
- Gardens To Front & Rear
- Fine Rural Situation With Superb Views
- Oil Central Heating
- Chain Free

General Description

This charming 2 bedroom cottage stands in an elevated position on the outskirts of the upper Towy Valley Village of Rhandirmwyn facing westwards and with superb views across the river valley. The cottage would be an ideal first time home or investment property and comprises 2 double bedrooms, 2 reception rooms, kitchen and shower room. Externally there are front and rear lawned gardens.

EPC Rating: E44



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](mailto: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.

**Property Description**

This charming 2 bedroom cottage stands in an elevated position on the outskirts of the upper Towy Valley Village of Rhandirmwyn facing westwards and with superb views across the river valley. The cottage would be an ideal first time home or investment property and comprises 2 double bedrooms, 2 reception rooms, kitchen and shower room. Externally there are front and rear lawned gardens.

Originally part of a terrace of mid 19th Century cottages, built for the workers of the Rhandirmwyn lead mines on land owned by Lord Cawdor. The area around is still largely devoted to agriculture or forestry and is an ideal spot for those seeking country living in this lovely rural part of Carmarthenshire. The village has places of worship and 2 public houses with the larger town of Llandovery having more comprehensive facilities and being situated about 8 miles away.

**Dining Room (13' 11" x 9' 11") or (4.24m x 3.02m)**

With oil fired Stanley Range. Welsh Dresser and Oak Dining Table and Chairs which are included in the sale price.

**Living Room (13' 03" x 10' 07") or (4.04m x 3.23m)**

With radiator.

**Kitchen (10' 05" x 6' 05") or (3.18m x 1.96m)**

With a range of floor level drawers and cupboards together with fridge freezer, oven and washing machine. Stainless steel sink and drainer. Part tiled walls. Extractor fan.

**Rear Hall**

With door to rear garden. Staircase to first floor.

**Bathroom (7' 02" x 6' 06") or (2.18m x 1.98m)**

With low level wc, wash hand basin and walk in shower cubicle. Part tiled walls. Built in cupboard with shelving. Radiator. Extractor fan.

**Landing**

With radiator. Access hatch to roof space.

**Bedroom 1 (13' 02" x 7' 05") or (4.01m x 2.26m)**

With radiator. Storage cupboard with hot water tank.

**Bedroom 2 (13' 02" x 10' 07") or (4.01m x 3.23m)**

With radiator. Feature fireplace. Stunning window view.

**External**

To the front of the cottage there is a gated long sloping garden laid to lawn which includes a Ty Bach, pond and apple trees at the very end. The front of the cottage is hemmed by a cobbled path. To the rear of the property is an enclosed, private garden laid to lawn.

**Services**

With mains electricity, water and drainage. Oil fired central heating.

**Broadband and Mobile phone**

Standard and Superfast broadband is available in the area. We are aware that not all phone networks are available.

**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.

**Tenure**

Freehold.

**Council Tax**

C

