

Ground Floor



First Floor



For Information Purposes Only
Plan produced using PlanUp.

**Myddfai
Llandovery
Carmarthenshire.**

Offers In Excess Of **£250,000**



- Pretty Village Property With Character Features
- 3 Bedrooms & 2 Reception Rooms, Kitchen & Bathroom
- Enclosed Rear Courtyard With Outbuilding
- Electric Central Heating
- Located Within The Brecon Beacons National Park
- Grade II Listed



Viewing: **01550 720 440**

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

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

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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

Llangoedmor House is a Grade II Listed property situated within the very attractive National Park village of Myddfai some 3 miles from Llandovery. The beautifully presented property has 3 bedrooms, 2 reception rooms, kitchen and bathroom and also benefits from electric central heating. Llangoedmor House has been carefully and tastefully modernised yet retains many original and charming features, including stone walls and floor, a log-burning stove, oak beams and a pretty, private, courtyard garden, adjacent to which is an attractive and substantial stone outbuilding.

Myddfai, Llandovery, Carmarthenshire.

Property Description

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The historic village of Myddfai is famed for its beautiful setting within the Brecon Beacons National Park and for the tales of the Physicians of Myddfai and the Lady of the Lake. The area around is almost entirely devoted to farming and forestry and there are fine opportunities for all forms of country pursuits including walking, riding, fishing and bird watching. The market town of Llandovery offers comprehensive shopping facilities including public houses/restaurants, cafes, post office, cottage hospital, doctors surgery, swimming pool and supermarket just on the outskirts of town.

The accommodation comprises as follows:

Entrance Porch (4' 03" x 3' 06") or (1.30m x 1.07m)

With feature stone wall.

Living Room (17' 06" x 15' 11") or (5.33m x 4.85m)

With solid fuel wood burner. Beamed ceiling. Two radiator. Dual aspect. Door to rear.

Dining Room (17' 04" x 11' 06") or (5.28m x 3.51m)

With stone fireplace. Stone slab. Stone floor. Radiator.

Kitchen (11' 11" x 8' 01") or (3.63m x 2.46m)

With floor and eye level cupboards and drawers. Worktop. 4 ring electric hob. Beko oven with extractor fan over. Dishwasher. Washing machine. Integral fridge/freezer. Dual aspect. Radiator. Door to rear.

First Floor

Landing

With radiator and exposed beam. Access hatch to roof space. Airing cupboard with hot water tank.

Myddfai, Llandovery, Carmarthenshire.

Bedroom 1 (14' 06" x 11' 02") or (4.42m x 3.40m)

Feature stone wall. Beamed ceiling. Radiator.

Bathroom (10' 08" x 8' 02") or (3.25m x 2.49m)

With panelled Jacuzzi bath. Shower attachment. Low level WC and wash hand basin. Part tiled walls. Heated towel rail. Radiator. Restricted headroom.

Bedroom 2 (11' 01" x 6' 07") or (3.38m x 2.01m)

With beamed ceiling. Radiator.

Bedroom 3 (14' 08" x 10' 06") or (4.47m x 3.20m)

With beamed ceiling. Stone wall. Storage cupboard. Radiator.

EXTERNALLY

Enclosed rear court yard with raised flower beds and borders. Outside tap and outside light. Stone wall and slate roof outbuilding 16' 4 x 12' 4 (4.98m x 3.76m) with electric light and power, useful as store room, playroom or artists studio.

Services

Mains electric, water and drainage. The property is heated and gets hot water from a

direct Megaflo CL170 hot water cylinder. The water is heated by two electric immersion heaters. The heating and hot water are controlled by a Nest thermostat, situated in the sitting room.

Broadband and Mobile phone

Standard and Ultrafast Broadband is available in the vicinity. Please check with your provider regarding mobile phone signal.

Tenure

Freehold.

Local Authorities

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

Viewing

Strictly by appointment please through the selling agents Messrs Clew Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Tenure

Freehold

