

**Llwynceiliog
Myddfai
Llandovery
Carmarthenshire.**

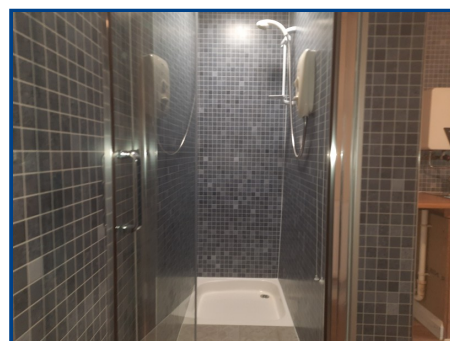
Price £800 Monthly



- Detached 3 Bedroom Bungalow
- Kitchen, Living Room & Bathroom
- Garage & Garden
- Farmyard Setting
- Oil Central Heating
- Rent £800 (Including Water) Bond £800
- Holding Deposit - £100
- Minimum Term - 6 months
- EPC - E
- Council Tax Band - D

General Description

Llwynceiliog is a detached 3 bedroom bungalow with kitchen, living room, bathroom and utility room together with adjoining garage. The property also benefits from a concreted parking area and a rear garden laid to lawn. The property is located in a rural farm setting.



EPC Rating: E48

Llwynceiliog, Myddfai, Llandovery, Carmarthenshire.

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£800 PCM INCLUDING WATER. £800 BOND.

Entrance Porch

With Grant oil fired boiler.

Utility Room

With stainless steel sink and drainer. Shower cubicle with Mira Sport shower. Tudor water heater and radiator. Plumbing for washing machine.

Kitchen/ Living Room (20' 07" Max x 18' 06") or (6.27m Max x 5.64m)

With dual aspect windows, 2 radiators, oil fired Rayburn. Stainless steel sink and drainer and range of floor and eye level drawers and cupboards. Airing cupboard with hot water tank having electric immersion heater. Patio doors to outside.

Bathroom (7' 05" x 7' 02") or (2.26m x 2.18m)

With pedestal wash hand basin, bath, low level wc, part tiled walls, extractor fan, radiator.

Inner Hall

With 2 doors to outside and radiator.

Bedroom (11' 07" x 7' 05") or (3.53m x 2.26m)

With carpet and radiator

Bedroom (12' 01" x 7' 05") or (3.68m x 2.26m)

With carpet and radiator.

Bedroom (10' 08" x 7' 06") or (3.25m x 2.29m)

With carpet and radiator.

EXTERNALLY

Concrete parking area to front with adjoining garage of stone construction, rear garden laid to lawn.

Services

Mains water, mains electricity and private drainage. Central heating by means of oil fired boiler.

Please note water charges are included in rental figure.

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 Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Agents Note

Please note the bungalow is adjacent to farm buildings which will be used for housing livestock by the owner.

Services

Tenure

Council Tax

D

Directions

From Llandovery take the A4069 to Llangadog, after about a mile cross Llwynjack Bridge. After the bridge take the first left continue on this road up through the wood and take the first left hand turn when the road starts to descend. Please note this is a very narrow council maintained road. Reaching the end of this road turn left, continue on this road and take an unmade road going left sign posted Llwyniar continue along this track for a few hundred yards and the bungalow will be in front of you above the farm buildings.

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.