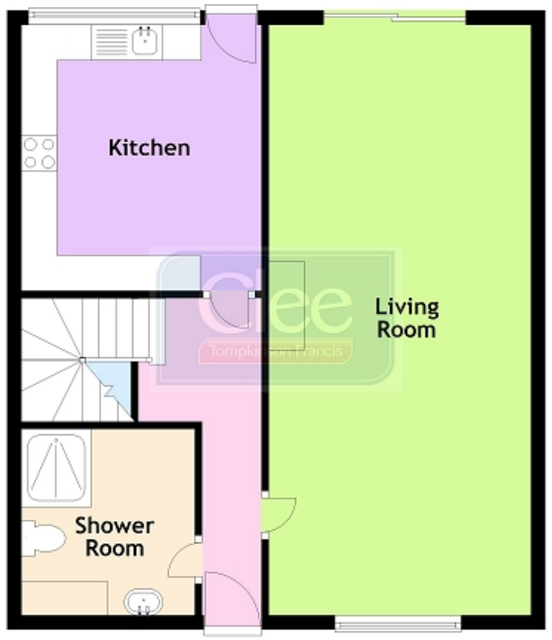
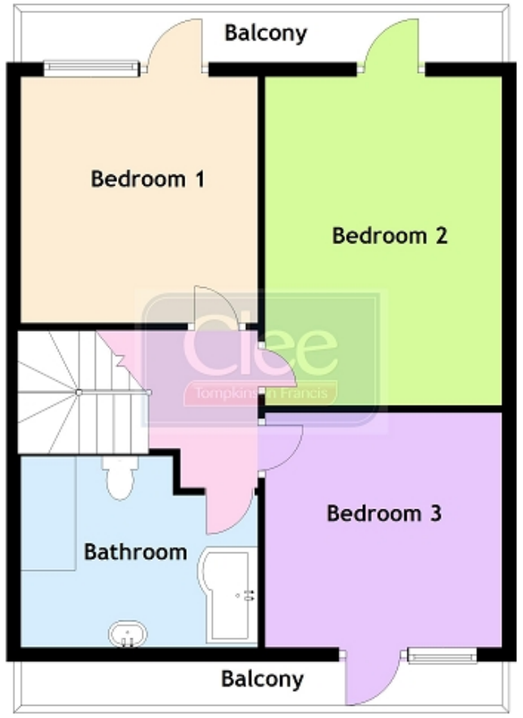
Ground Floor



First Floor



Viewing: **01550 720 440** Website: **www.ctf-uk.com** Email: **llandovery@ctf-uk.com**

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Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Rhandirmwyn
Llandovery
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Offers In Excess Of **£295,000**

- Detached Swiss Style Property
- 3 Bedrooms, Living Room, Kitchen, Shower Room & Bathroom
- Garage/Workshop & Gardens
- Off Road Parking
- LPG Central Heating
- Upper Towy Valley Location

General Description

EPC Rating: D55

A well presented 3 bedroom Swiss style property with kitchen, living room/dining room, shower room and bathroom situated on the edge of the Upper Towy Valley village of Rhandirmwyn.

Tel: **01550 720 440** Email: **llandovery@ctf-uk.com** Web: **www.ctf-uk.com**

Rhandirmwyn, Llandovery, Carmarthenshire.

Property Description
A well presented 3 bedroom Swiss style property with kitchen, living room/dining room, shower room and bathroom situated on the edge of the Upper Towy Valley village of Rhandirmwyn which has a church and 2 public houses. The market town of Llandovery is about 8 miles distant with a more comprehensive shopping facilities with a variety of sporting clubs and organisations together with doctors surgery, cottage hospital, swimming pool, supermarket, primary school and the renowned Llandovery College.

Hallway
With stairs to first floor. Storage cupboard. Radiator.

Shower Room (8' 09" Max x 7' 09" Max) or (2.67m Max x 2.36m Max)
With wash hand basin with cupboard under, low level wc, shower cubicle, storage cupboard, part tiled walls, tiled floor, and towel Rail. Radiator.

Kitchen (13' 0" x 9' 07") or (3.96m x 2.92m)
With a range of floor and eye level drawers and cupboards. Stainless steel sink, mixer tap and boiling hot water tap. Induction hob, Neff double oven, fridge/freezer, Miele washing machine, dishwasher. Part tiled walls. Radiator.

Living/Dining Room (27' 03" x 12' 05") or (8.31m x 3.78m)
With electric fire. Double glazed patio doors leading to decked area and garden. Double glazed window. Radiator.

First Floor.

Stairs & Landing
With velux window.

Bedroom 1 (9' 07" Max x 9' 08" Max) or (2.92m Max x 2.95m Max)
With sloping ceiling. Built in wardrobe and door to balcony. Radiator.

Bedroom 2 (13' 03" Max x 8' 11" Max) or (4.04m Max x 2.72m Max)
With sloping ceiling. Built in cupboard. Door to balcony. Radiator.

Bedroom 3 (13' 09" Max x 9' 0" Max) or (4.19m Max x 2.74m Max)
With sloping ceiling. Built in wardrobe. Door to balcony. Radiator.

Bathroom (11' 01" Max x 9' 07" Max) or (3.38m Max x 2.92m Max)
With low level wc, bath with shower over, wash hand basin with cupboard, heated towel rail, storage cupboard, part tiled walls, storage cupboard housing Worcester boiler. Radiator.

External
Garage/workshop. Gardens laid to lawn with a variety of bushes and shrubs. Decking with seating area. Driveway with ample parking.

Services
Mains water, electricity and drainage. Central heating by means of LPG fired boiler. There are solar panels at the property, which were installed in 2010 with 9 years of the feeding tariff remaining which equates to approximately £1800 per year.

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.

Broadband and Mobile phone
Standard broadband is available in the vicinity and the mobile phone signal in the area is deemed to be poor.

Tenure
Freehold

Council Tax
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