



**Rhandirmwyn  
Llandovery  
Carmarthenshire.**

Price **£300,000**



- Detached 3 Bedroom Secluded Property
- Split First Floor Accommodation
- 2 Reception Rooms, Kitchen, 2 Bathrooms & WC
- Integral Garage
- Off Road Parking
- Beautiful Views Of The Surrounding Area



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](mailto:surveys@ctf-uk.com).

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**General Description**

A delightful 3 bedroom property located in a private idyllic rural location on the outskirts of the village of Rhandirmwyn in the Upper Towy Valley. The property enjoys beautiful uninterrupted views across the valley. The property has previously been used as a second home and comprises; living room, sitting room, kitchen, 3 bedrooms split over 2 landings, 2 bathrooms and cloakroom. Externally there is an integral garage with the property itself set in grounds. To the rear of the property there is a minor country road.

## Rhandirmwyn, Llandovery, Carmarthenshire.

### Property Description

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The village of Rhandirmwyn lies about 2.5 miles away and the market town of Llandovery is about 8 miles distant. The town of Llandovery offers good shopping facilities with variety of shops, post office, patisserie, butcher, library, ice cream parlour, doctors surgery and cottage hospital, junior school and Llandovery College in the private sector together with a swimming pool and a supermarket on the outskirts of the town.

The accommodation comprises as follows:

### Entrance Hall (16' 04" x 12' 03") or (4.98m x 3.73m)

With staircase to first floor. Exposed beams. Slate tiled floor. Radiator and Night Storage Heater.

### Sitting Room (15' 03" x 13' 10" ) or (4.65m x 4.22m)

With exposed beams. Radiator and night storage heater.

### Cloak Room (8' 01" x 4' 07" ) or (2.46m x 1.40m)

With low level wc, pedestal wash hand basin, radiator and exposed beams. Storage cupboard.

### Living Room (17' 06" x 17' 03" ) or (5.33m x 5.26m)

With feature stone inglenook with solid fuel log burner, bressumer over, former bread oven and slate hearth. Additional solid fuel log burner. 2 radiators. Night storage heater. Exposed beams. Stairs to first floor.

### Kitchen (16' 11" x 14' 05" ) or (5.16m x 4.39m)

With a range of floor and eye level drawers and cupboards. Oil fired Rayburn Royal. Double sink and drainer. 4 ring electric hob. Slate tiled floor. Electric radiator. Exposed beams. Triple aspect windows.

### Landing

With exposed beams and sky light.

### Bedroom 1

14' 11 max x 9' 9 decreasing to 6' 8. With built in wardrobe, exposed beams and night storage heater.

### Bedroom 2 (10' 05" x 8' 10" ) or (3.18m x 2.69m)

With feature stone wall and cupboard. Exposed beams. Sky light. Electric radiator.

### Bathroom (8' 10" x 7' 03" ) or (2.69m x 2.21m)

With low level wc, pedestal wash hand basin and panelled bath. Sky light. Electric wall heater, night storage heater and exposed beams.

### Landing

With exposed beams and sky light. Radiator. Storage cupboard with hot water tank.

### Bedroom 3 (16' 01" x 14' 03" ) or (4.90m x 4.34m)

With reduced headroom. Exposed beams. 2 velux windows. Built in wardrobes and drawers. Radiator. Stable door to side elevation.

### Bathroom (13' 0" x 5' 09" ) or (3.96m x 1.75m)

With reduced headroom. Low level wc, pedestal wash hand basin, panelled bath, shower cubicle and bidet. Exposed beams. Velux window. Part tiled walls. Night storage heater.

### Integral Garage (16' 11" x 16' 06" ) or (5.16m x 5.03m)

With electric up and over door. Belfast sink and water connection. Door to rear.

### EXTERNALLY

The property is approached by a minor country road and accessed via a wooden gate on arrival. To the front of the property is a useful gravelled yard with parking for several vehicles leading to shrubbed garden area.

### Services

We are advised that mains electricity, private water and drainage serve the property together with part oil fired central heating off a Rayburn and electric night storage heaters.

### Broadband and Mobile phone

Standard broadband is available in the area.

### 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

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