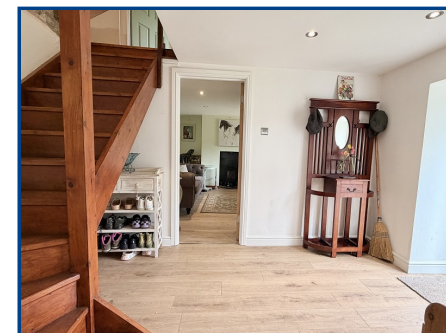


**Rhandirmwyn  
Llandovery  
Carmarthenshire.**

Price **£425,000**



- Rural & Secluded Detached 4 Bedroom Property
- 3 Reception Rooms, Kitchen, & Bathroom
- Set In Approximately 4 Acres Of Land
- Detached Garage & Off Road Parking
- Boasting Beautiful Views Of The Surrounding Countryside

**EPC Rating: F25**

**General Description**

A 4 acre smallholding situated in a rural and idyllic location in the Upper Towy Valley and located approximately 5 miles from the market town of Llandovery. The property is completely secluded and lies in the valley bottom and a field away from the River Towy. The property enjoys completely unspoiled surroundings and would be particularly appealing to people interested in bird watching and wildlife with buzzards and kites being witnessed on a daily basis and the property including a natural wildlife area.



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.

## Rhandirmwyn, Llandovery, Carmarthenshire.

### Property Description

A 4 acre smallholding situated in a rural and idyllic location in the Upper Towy Valley and located approximately 5 miles from the market town of Llandovery. The property is completely secluded and lies in the valley bottom and a field away from the River Towy. The property enjoys completely unspoiled surroundings and would be particularly appealing to people interested in bird watching and wildlife with buzzards and kites being witnessed on a daily basis and the property including a natural wildlife area.

The property itself has been updated by the current owner and offers all that could be needed from a 4 bedroom family home and comprises; living room, sitting room, dining room and kitchen to the ground floor leading to 4 bedrooms, dressing room which could be used as a through room and bathroom. Externally there is

The property is situated about 5 miles from the village of Rhandirmwyn which has 2 public houses with The Royal Oak and The Towy Bridge. The larger town of Llandovery being just over 5 miles distance and offers comprehensive shopping facilities with a variety of shops, post office, patisserie, butcher, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector

together with swimming pool and supermarket on the outskirts of town.

### Entrance Hall (8' 05" x 7' 09") or (2.57m x 2.36m)

With stairs to first floor. Recess lighting. Double doors to outside.

### Kitchen (14' 03" x 10' 0") or (4.34m x 3.05m)

With floor and eye level drawers and cupboards. Flavel range with 5 ring electric hob and hotplate and double oven and warming oven with extractor fan over. Oil fired Rayburn. Stainless steel sink and drainer. Integral fridge and freezer. Integral dishwasher. Eye level oven and microwave. Tiled floor. Door to outside.

### Dining Area (13' 03" x 10' 01") or (4.04m x 3.07m)

With radiator.

### Storage Room

A useful space and could be changed to a downstairs toilet.

### Sitting Room (16' 07" x 9' 09") or (5.05m x 2.97m)

With radiator and door to rear.

### Living Room (14' 08" Max x 11' 02") or (4.47m Max x 3.40m)

Measurement includes chimney breast. Fireplace with stone hearth. Recess lighting.

## Rhandirmwyn, Llandovery, Carmarthenshire.

### First Floor

### Landing (13' 08" x 6' 09") or (4.17m x 2.06m)

With feature exposed wall. Storage cupboard. Access hatch to roof space.

### Bedroom 1 (11' 10" x 9' 08") or (3.61m x 2.95m)

Measurement includes chimney breast.

### Dressing Room (11' 03" x 8' 0") or (3.43m x 2.44m)

### Bedroom 2 (10' 0" x 9' 08") or (3.05m x 2.95m)

With cupboard housing hot water tank. Radiator.

### Bedroom 3 (11' 06" x 6' 08") or (3.51m x 2.03m)

With radiator.

### Bedroom 4 (14' 0" x 9' 06" ) or (4.27m x 2.90m)

With radiator.

### Bathroom (10' 0" Max x 10' 0" Max) or (3.05m Max x 3.05m Max)

With low level wc and pedestal wash hand basin. Corner shower with Triton shower. Panelled corner bath with shower attachment. Radiator.

### Garage

Detached garage of block construction.

### EXTERNALLY

This secluded property is approached by a long drive. To the front of the property is an off road parking area with paved area to the rear. To the side of the property are lawned gardens with productive vegetable patch leading to paddock and wooded areas.

### Services

With mains electricity, private water and drainage. Central heating via oil fired boiler. There are solar panels also on the property providing hot water.

### 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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