



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**Dugoedydd Fach  
Rhandirmwyn  
Llandovery  
Carmarthenshire  
SA20 0UH**

**Price £320,000**



- Detached 5 Bedroom Smallholding
- Situated In An Idyllic & Secluded Location
- Set In Approximately 4 Acres
- With Completely Unspoiled Surroundings In The Upper Towy Valley
- Kitchen, Living Room, Dining Room & Bathroom

**General Description**

Dugoedydd Fach is a 4 acre smallholding situated in an idyllic, secluded, rural location in the Upper Towy Valley about 5 miles from the market town of Llandovery. The property is completely secluded and lies in the valley bottom, a field away from the River Towy.

**EPC Rating: F25**

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 14 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).

Tel: **01550 720 440**

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

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

**Property Description**

Dugoedydd Fach is a 4 acre smallholding situated in an idyllic, secluded, rural location in the Upper Towy Valley about 5 miles from the market town of Llandovery. The property is completely secluded and lies in the valley bottom, 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 market town of Llandovery is approximately 5 miles distant with a variety of local facilities including the renowned Llandovery College, Llandovery hospital and Doctor's surgery, swimming pool, a range of shops and 2 high street banks.

The accommodation comprises as follows;

**Kitchen (14' 06" x 9' 10") or (4.42m x 3.00m)**

Range of floor level drawers and cupboards, sink and drainer, Tricity electric cooker and hob, solid fuel Rayburn serving some radiators.

**Dining Area (13' 02" x 10' 01") or (4.01m x 3.07m)****Rear Hallway**

With staircase to first floor. Walk-in larder with shelving.

**Living Room (23' 07" x 12' 03") or (7.19m x 3.73m)**

With oil fired burner supplying hot water and serving some radiators with hearth and shelving to either side.

**First Floor Landing****Bedroom 1 (10' 02" x 6' 09" ) or (3.10m x 2.06m)**

With radiator.

**Bedroom 2 (11' 06" x 6' 10") or (3.51m x 2.08m)**

With radiator.

**Bedroom 3 (12' 10" x 10' 0") or (3.91m x 3.05m)**

With radiator. Airing cupboard with hot water tank.

**Bedroom 4 (12' 06" x 11' 04") or (3.81m x 3.45m)**

With radiator.

**Bedroom 5 (14' 04" Max x 9' 11") or (4.37m Max x 3.02m)**

With radiator.

**Bathroom (10' 0" Max x 9' 10") or (3.05m Max x 3.00m)**

With low level WC, wash hand basin, Triton power shower and cubicle and circular bath.

**EXTERNALLY**

To the rear of the house is a patio area and oil tank. To the side and front are lawned garden areas, vegetable garden, and ornamental pond. There is a corrugated shed with electricity supply, block and corrugated garden shed, range of soft fruit trees including Flowering Cherry and numerous flower borders including Rhododendron. Beyond the lawned area is a wildlife area with numerous varieties of trees.

**Garage**

Of block and tiled construction.

**Services**

Mains electricity, private water and private drainage. Part oil and part solid fuel central heating.

**Agents Note**

A public footpath passes through the land, the route of which will become apparent at the time of viewing.

**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

**Directions**

From our Llandovery office take the minor county road going towards Rhandirmwyn, after about three and a half miles turn left signposted for Cilycwm. Continue for a few hundred yards and take the first right before the bridge. Continue on this council road for about 1.2 miles then turn left in front of Dugoedydd Farm and continue on the unmade track for about one third of a mile at the end of which the subject property will be found.

