



## Golden Grove

Dryslwyn, Carmarthenshire, SA32 8RP

# Rental £475 pcm

1 bedroom House available 07 September 2018

1 King Street, Carmarthen, , SA31 1BA  
info@swiftrelocations.co.uk

## 01267 231394

Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00  
Wed 09.00 - 17.00; Thurs 09.00 - 17.00  
Fri 09.00 - 17.00; Sat 09.00 - 14.00; Sun Closed

\* Unfurnished

### Situation

**\*\*MUST SEE PROPERTY, VIEWINGS RECOMMENDED\*\***  
Stunning, character One bedroom modernised dairy situated in the heart of the beautiful Towy Valley. Set in a quiet, picturesque location approximately five miles from Llandeilo and thirteen miles from Carmarthen. The accommodation is set over the ground floor internally comprises of open plan living/dining room, one bedroom, en suite bathroom with shower over bath and kitchen. Externally there is off road parking, communal laundry room with washing machine and tumble dryer, lovely lawned gardens and the use of an outdoor tennis court. Oil fired central heating and an open fireplace situated in the living room. Fully furnished including cooker, fridge, sofas & bed/s. A fantastic property with stunning views!. No pets. No young children. No housing benefits. Water charged at £40.00 per calendar month. One months rent in advance, deposit and a one-off agency fee of £150.00 (Inc. VAT) apply to this property.

### Accommodation

- Bathroom
- Bedroom
- Kitchen
- Lounge

All measurements are approximate.

### Directions

Take A40 To Llandeilo, take right hand turn for Aberglasney Gardens in Broad Oak, follow road for approx one mile, take a right hand turn at bottom of hill at crossroads, you will come onto a track and follow track for one mile, go over 2 cattle grids, welcome to Rofawr

### Further Information

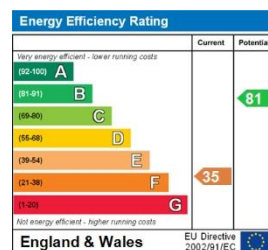
The deposit required is £475

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired, Company

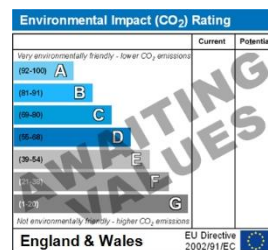
The landlord is willing to rent the property for a minimum of 6 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on  
Creation Date: 17/08/2018

Property Ref: inst-4975

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Swift Relocations, 2018. Swift Relocations Registered in Wales No. 7283983