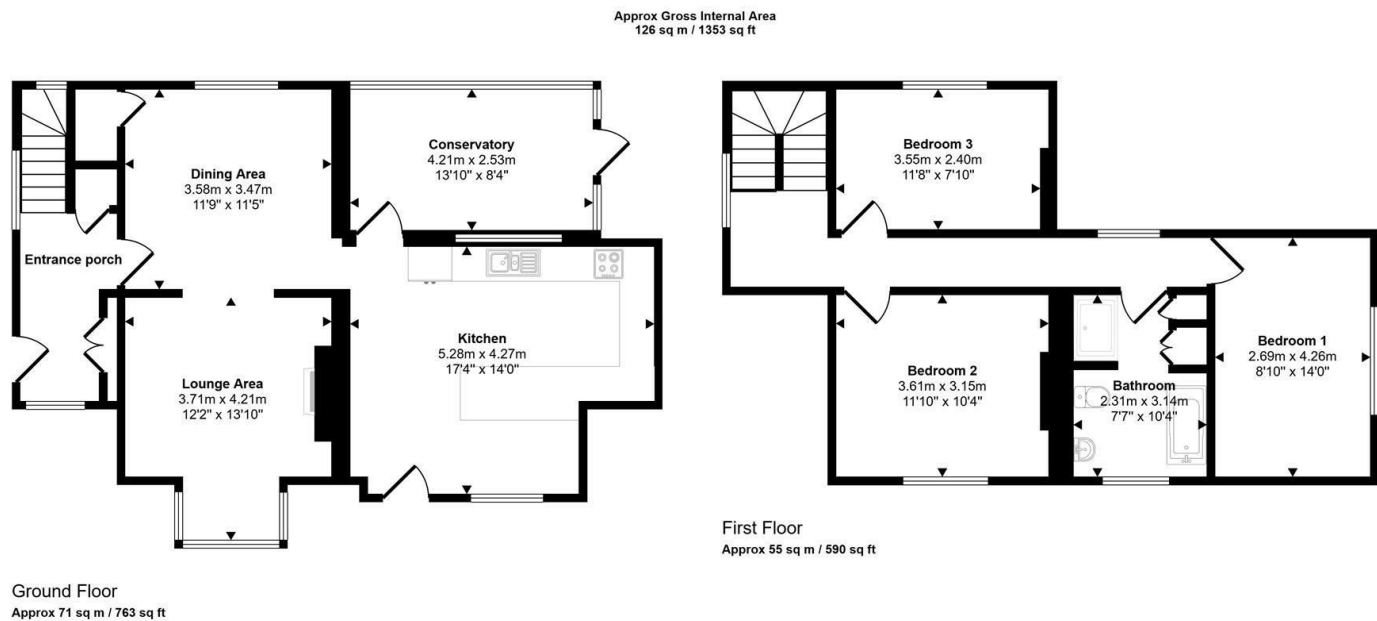




VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric and Water
HEATING: Oil
TAX: Band E
We would respectfully ask you to call our office before you view this property internally or externally

KAB/KAB/DRAFT/10/25

FACEBOOK
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659

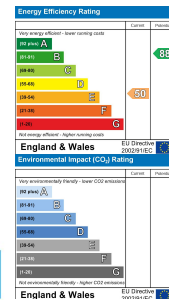


Iron Gate Lodge Talley, Llandeilo, Carmarthenshire, SA19 7BX

- Three Bedroom Detached Prominent Stone Lodge
- Substantial Grounds (approx 1.73 acre)
- Log Burner
- Garage with Inspection Chamber
- Rural Location
- One Bedroom Self Contained Apartment
- Two Reception Rooms
- Solar Panels
- Part of the prominent Edwinsford Estate
- EPC Rating E

Offers In Excess Of £450,000

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The Agent that goes the Extra Mile



Detached Stone-Built Property with Annexe and 1.73 Acres – Talley, Nr. Llandeilo

Built circa 1861, this detached three-bedroom stone-built property forms part of the former Edwinsford Estate and is located on the outskirts of the rural village of Talley, approximately nine miles from the market town of Llandeilo. The property offers a combination of traditional features with eco-friendly additions from solar panels,, set within grounds extending to approximately 1.73 acres.

The main house provides well-proportioned living space, including a kitchen/breakfast room, dining area, lounge with log burner, conservatory, three double bedrooms, and a family bathroom. The interior layout is suited to family living, with each room offering practical space and natural light.

Adjacent to the main house is a detached double garage with power, light, and an inspection pit, along with an attached utility room and external WC. Above the garage is a self-contained one-bedroom apartment with its own access via external steps. The apartment includes an open-plan lounge/kitchen/dining area, bedroom, and bathroom. There is also a separate parking area and an area of garden that could be enclosed to provide the apartment with private outdoor space if required.

The grounds include a large lawned garden, woodland, and an open grassed area that could be fenced to create a pony or livestock paddock. The total land area amounts to approximately 1.73 acres, offering a range of potential uses for lifestyle or hobby purposes.

Situated in a quiet rural setting with open countryside nearby, the property benefits from proximity to the village of Talley, while the amenities of Llandeilo are within easy reach by car. The property may be of interest to those seeking a home with annexe accommodation, land, and scope for flexible use.

Early viewing is recommended to assess the full potential of this property.



DIRECTIONS

Leaving Ammanford, head towards Llandeilo, drive through Llandeilo & head straight on at the Roundabout, then take the next left towards Talley, Keep going straight and drive through Talley & after a mile, you will see the big black gates leading to the lodge. What 3 Words: Swooning Episodes Nervy