



View: By appointment with the Agents
Services: We have not checked or tested any of the Services of Appliances
Tenure: We are advised Freehold

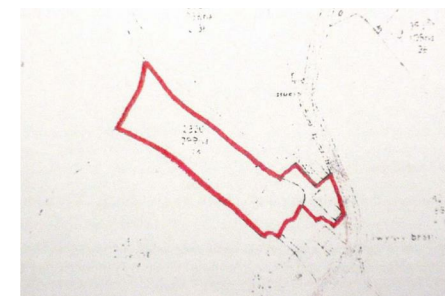
MPO 22/7/13

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.

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

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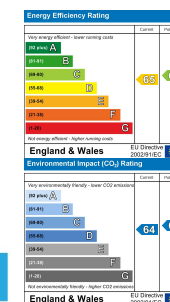


Glynderw Manordeilo, Llandeilo, Carmarthenshire, SA19 7BB

- Converted Barn
- Large Double Bedrooms
- Sympathetically Converted
- Approx One Acre
- Semi-Rural Location
- Spacious Living Space
- Two Bathrooms
- Original Features
- Close To Llandeilo
- EPC Rating D

Price £385,000

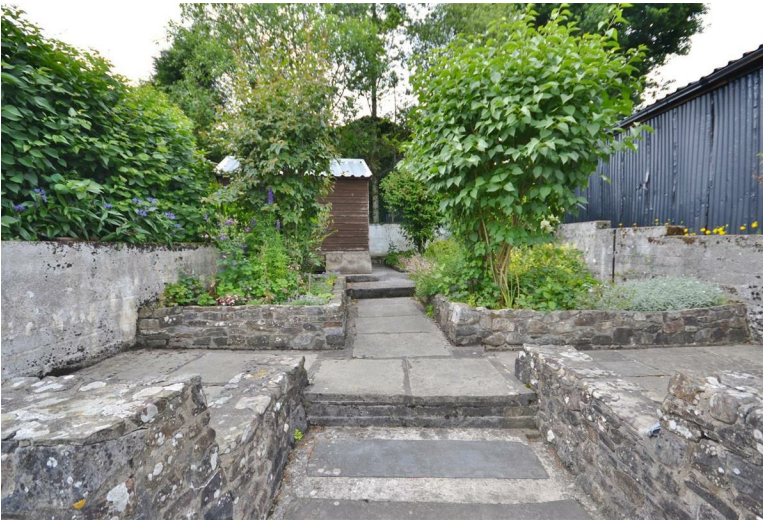
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The Agent that goes the Extra Mile



Over An Acre Of Land
The opportunity has arisen to purchase this sympathetically converted barn on the outskirts of the village of Manordeilo. The property is positioned within approximately one acre of land, and has lovely rural views. The property benefits from spacious rooms and comprises of Entrance hall, Living room, Lounge/Dining Room, Kitchen, Utility room, Downstairs shower room, Landing, Two double bedrooms, and Bathroom. Externally the property boasts large courtyard area, small paddock with vegetable garden, fishpond, and paddock. **EARLY VIEWING RECOMMENDED** in order to appreciate this delightful property.

The property is located just a few minutes from the town of Llandeilo. Nestled in the Towy valley and on the edge of the imposing Brecon Beacons you will find the market town of Llandeilo. This vibrant cosmopolitan town draws people in with its independent shops, vibrant pubs and restaurants, delis and butchers and local beauty spots. The town has its famous Dinefwr estate – with beautiful walks and National trust house which hosts many events and celebrations. The town is full of places to discover and there are always events in the community centre and throughout the town. For Children, there is a local primary and secondary school, clubs and societies and nurseries.



ENTRANCE HALL

LOUNGE
18'5" x 17'9" (5.62 x 5.40)

LOUNGE/DINING ROOM
18'0" max x 17'7" into recess (5.49 max x 5.37 into recess)

KITCHEN/DINER
11'3" x 9'3" (3.44 x 2.82)

DOWNSTAIRS BATHROOM
6'0" x 4'3" (1.84 x 1.29)

UTILITY AREA
6'0" x 4'9" (1.84 x 1.44)

LANDING

BATHROOM
14'5" x 7'5" (4.40 x 2.25)

BEDROOM 1
18'1" x 17'6" into recess (5.52 x 5.33 into recess)

RURAL VIEWS

BEDROOM 2
17'11" x 9'5" (5.47 x 2.86)



DIRECTIONS

Directions: From Carmarthen head towards Llandovery on the A40, keep on this road for approximately 14 miles, you will reach a roundabout on the outskirts of Llandeilo, take the first exit left. Follow this road for around 3.5 miles, Entering the village you will pass a chapel on the right hand side, turn immediately left here, and follow the track, the property will be found after a farmhouse denoted by our board.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.