



Preswylfa, Milo, Carmarthenshire, SA18 3NX

£499,995 FREEHOLD

A beautiful family home nestled in the stunning country village of Milo, Carmarthenshire offering 2,276sqft of living space..

The property offers flexible accommodation which can be configured as five bedrooms, two reception rooms or four bedrooms and three receptions. There are three bathrooms in total with an ensuite to the master bedroom and a spacious shower room on the ground floor too (off bedroom five/sitting room).

The accommodation is in excellent condition and is full of practicalities. for example, there is a utility room, and under floor heating throughout, an excellent garden store room and a 536sqft double garage.

With gorgeous countryside views from almost every window, Preswylfa is perfectly situated between the beauty of the Tywi Valley and the rural chic of Llandeilo.





The property is accessed via a gated driveway that leads to a spacious tarmac driveway offering ample parking and leading to the double garage situated at the rear of the property.

On entering the house there is an inviting entrance hall which leads to the main living rooms and has stairs leading to the first floor.

To the left of the front door is the spacious living room with fabulous mantle and log burner as the centrepiece. To the rear of this room is the conservatory that enjoys the beautiful views over the garden and countryside to the rear.

The modern kitchen and dining room are arranged across the rear of the house, with an aga and impressive island, this is the heart of the property and a stunning room, which leads out onto the attractive decked area and covered part in the garden. The utility room is located off the kitchen.

There is a downstairs WC off the hallway before leading into the sitting room/bedroom five. This is a lovely room which offers superb flexible accommodation as the wet room is accessed from here and so this could be the main bedroom or a granny annex or simply a handy spare bedroom, depending on the needs of the incoming purchasers.

On the first floor there are four double bedrooms, the master has an ensuite shower room and there is great access to handy storage in the loft room. There are fabulous countryside views from all the bedrooms.

The rear garden is a lovely space, it is low maintenance, predominantly decked but with beautiful mature flower and shrub borders. The decked area has a very handy (for the Welsh weather) covered seating area and there is a brilliant garden store room under the conservatory which offers excellent space for all your outdoor equipment.







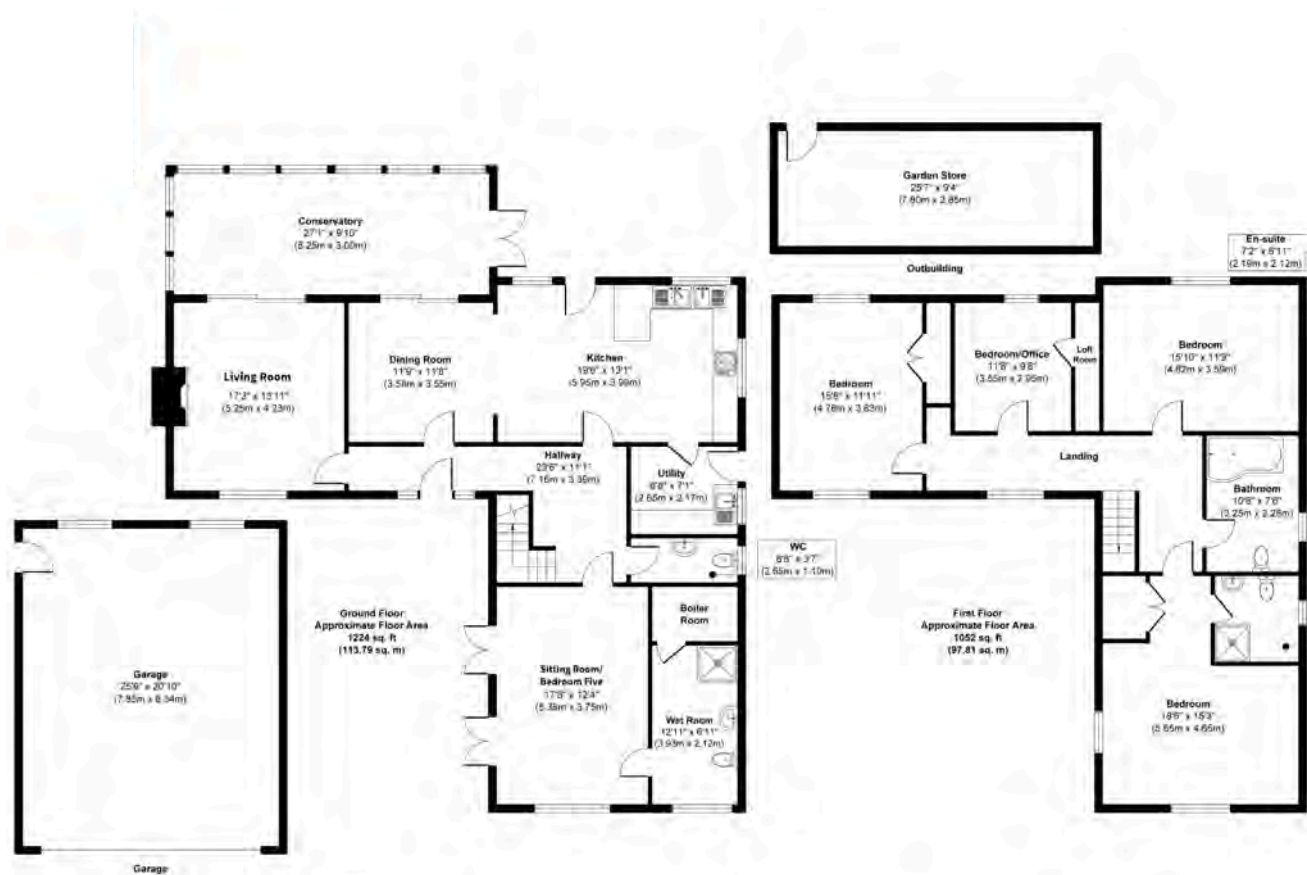


The property is FREEHOLD

The property is connected to the mains electricity and water. The drainage is via Klargester sewerage treatment plant. The central heating is oil fired and there is underfloor heating to both floors in the property.

The council tax band is F (£2,757p.a.)

The EPC rating is C



Preswylfa is nestled in the most beautiful Carmarthenshire countryside, sandwiched between the stunning Tywi Valley and the rural chic of Llandeilo (4.5 miles). The M4 at Cross hands is 4.2 miles.

Carmarthen is 16 miles to the West and Swansea is 23 miles to the South.

The handsome market town of Llandeilo fuses farming feet with country chic. Sat atop a hill overlooking the River Tywi, its narrow streets and pastel-painted Georgian houses sweep down to the impressive single-arch stone bridge below. It is little wonder Llandeilo was nominated by The Sunday Times as one of the best places to live in Wales.

Llandeilo boasts a great selection of independent traders and quirky antique shops. Shopkeepers take the business of window-dressing very seriously here and there's often competition for the most elaborate and unique seasonal displays.

Llandeilo is the original home of international clothing and lifestyle brand Toast. Today, Rhosmaen Street and the streets off it, are full of quality stores and boutiques such as Bellissimo, Dot Clothing, The Lighthouse, Monsho, Relm Wear Rig Out and Barr & Co.

Two very different but equally appealing gardens compete for your attention in this part of Carmarthenshire.

The National Botanic Garden of Wales is a 560-acre complex that opened in 2000, with a range of themed gardens and the world's largest single-span glasshouse among its attractions. If you visit 'Pi', a large contemporary sculpture in the gardens, you'll get to see another of our historical gems nearby, Paxton's Tower. The Neo-Gothic folly was built in honour of Lord Nelson and 'Pi' was designed specifically as the perfect frame for it.

Just minutes away, but a world apart in comparison, you'd be forgiven for thinking you'd wandered onto the set of a period drama at Aberglasney Gardens. Its formal walled gardens date from Elizabethan times with a unique cloister garden at its heart.

Wales has more castles per square mile than any other country in the world and this corner of Carmarthenshire has more than its fair share.

Just outside Llandeilo, Dinefwr Castle occupies a significant place in Welsh history. It's also the setting of Meinir's choice for a country walk. The fortress, perched on a hilltop overlooking the Tywi Valley, was where The Lord Rhys held court in the 12th century and influenced decisions about Wales. The 800-acre National Trust estate on which the castle sits is also home to 17th-century Newton House, Wales' first parkland National Nature Reserve (NNR) and an 18th-century landscape park, enclosing a medieval deer park.

Approximately 5 miles south-east of Llandeilo, you'll encounter the imposing ruins of Carreg Cennen Castle. We're certain you'll struggle to find a castle any more dramatic than this. Perched on a 90-metre limestone crag, Carreg Cennen's silhouette dominates the skyline for miles around. It's said that Urien, one of King Arthur's knights, built it as his fortress. The combination of its stunning location, rich history and connection to the legend of Merlin means Carreg Cennen regularly features on lists of the most romantic places in Wales.



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GREENROOM
ESTATE AGENCY

01792 986099

info@thegreenroomhomes.com

www.thegreenroomhomes.com



Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.



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