



Ro Fawr Farmhouse Dryslwyn, Carmarthen, Carmarthenshire, SA32 8RP

Offers In The Region Of £525,000

An outstanding opportunity arises to acquire wonderful period farmhouse set in a magical location within the breathtaking scenery of the Towy Valley a short distance from the Country Market town of Llandeilo.

The farmhouse is arranged in a court yard setting and retains a wealth of original features and stands within its

own grounds of 11 acres or thereabouts. The Farmhouse provides: Reception Hall; Drawing Room; Superb Conservatory; Study; Fitted Kitchen/Breakfast Room; Utility Room; Cloakroom; Sitting Room with feature fireplace; Lounge Master Bedroom with dressing room; 4 further Bedrooms and 2 Bathrooms. UPVC double

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glazing. Oil fired central heating. The property is approached over a long driveway which leads onto the the shared courtyard with absolutely wonderful mature grounds to include extensive areas of lawned garden. Two productive paddocks of total 8 acres of thereabouts which border the Towey.

Viewing essential to appreciate- book an appointment today.



Council Tax Band: E



ENTRANCE HALL

17'4" x 11'8"
Attractive Staircase to 1st Floor. Access to Annex. Access to kitchen / breakfast room. Access to Drawing Room.

DRAWING ROOM

21'8" x 13'11"
Access to conservatory. Access door to study.

CONSERVATORY

28'2" x 15'9"

STUDY / DINING ROOM

13'4" x 11'11"
Access to kitchen / breakfast room.

KITCHEN / BREAKFAST ROOM

13'9" x 11'11"

1ST FLOOR - LANDING

MASTER BEDROOM SUITE

14'1" x 13'10"

DRESSING AREA

10'4" x 10'3"

BEDROOM

13'9" x 11'11"

BEDROOM

13'11" x 11'1"

BATHROOM

THE ANNEX - GROUND FLOOR KITCHEN

16'2" x 7'9"
Access to Cloaks and Sitting Room.

CLOAKROOM

SITTING ROOM

16'1" x 15'4"
Feature Fire place. Staircase to 1st floor.

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1ST FLOOR LANDING

BEDROOM

15'0" x 12'3"

BEDROOM

9'4" x 9'3"

BATHROOM.

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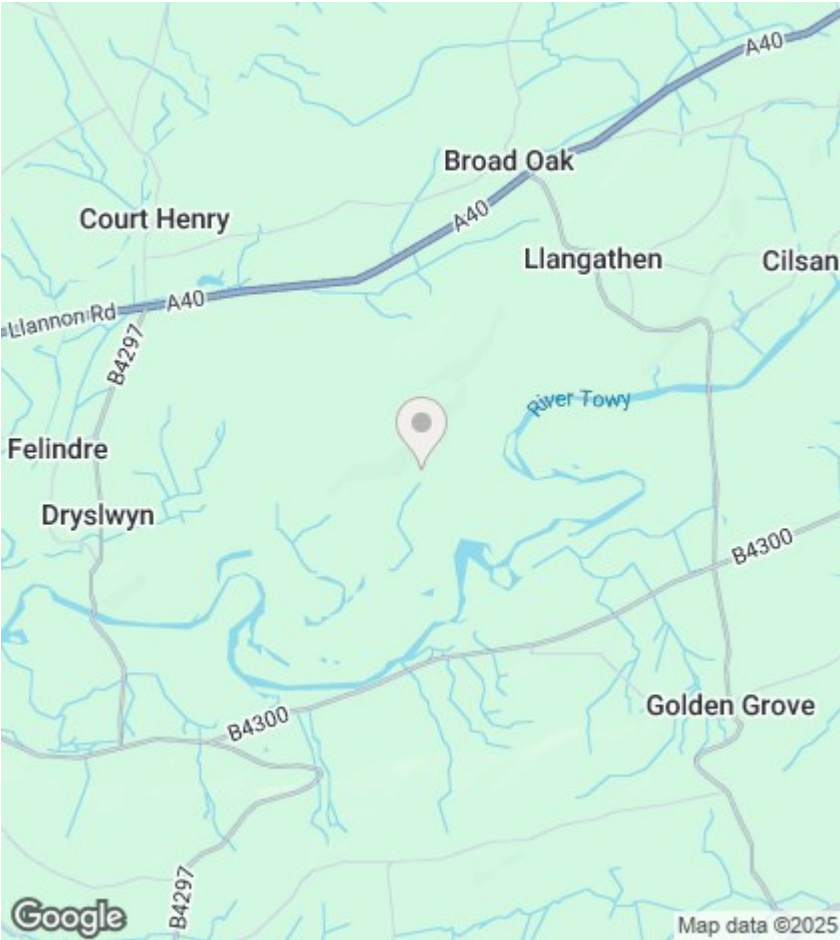
THE LAND

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DIRECTIONS

From Llandeilo the property is located by taking the A40 towards Carmarthen for approx 3 miles. At the Broadoak crossroads take the left hand turning signposted Aberglassney Gardens proceed past Gardens entrance and village hall continue down hill to a small crossroads turn right here signposted Ked Kite Archery. Follow road to end to reach property.



Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC