



Ro Fawr Dryslwyn, Carmarthen, Carmarthenshire, SA32 8RP

Offers In The Region Of £1,200,000

Set in a magical location within the breathtaking scenery of the Towy Valley a short distance from the Country Market town of Llandeilo. A superb lifestyle property comprising Handsome Georgian 5 bedroom Principal residence, three cottages, indoor heated Swimming Pool, ancillary stone barns, all weather tennis court all

standing in wonderful grounds of 13 acres or thereabouts that border the famous River Towy. The main residence provides: Reception Hall; Drawing Room; Conservatory; Study; Kitchen/Breakfast Room; Utility Room; Cloaroom; Sitting Room; Master Bedroom with dressing room; 4 further Bedrooms and Family

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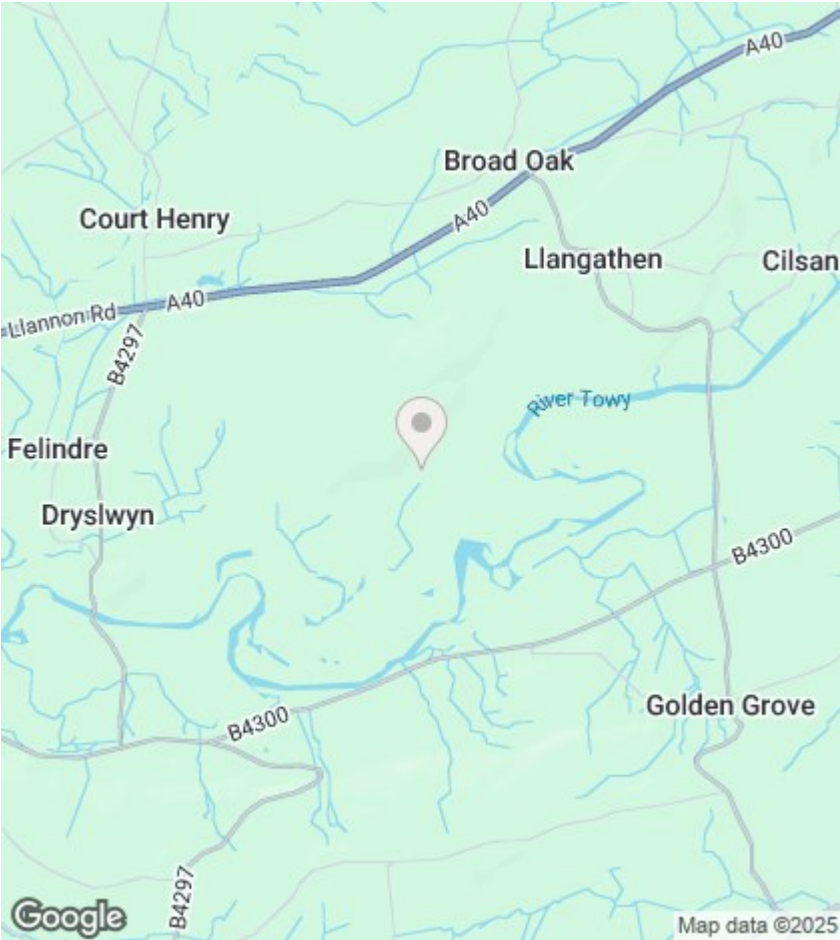
Bathroom. Oil fired central heating.

Viewing essential to appreciate- book an appointment today.

 10  7  6  E

Council Tax Band:





Directions

Viewings

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

EPC Rating:

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

Floorplan

Floorplan

Rhofawr Dryslwyn, Carmarthen
Main House gross internal area = 2,174 sq ft / 202 sq m
Garage gross internal area = 369 sq ft / 34 sq m
Annexe gross internal area = 744 sq ft / 69 sq m
Cottage gross internal area = 841 sq ft / 78 sq m
Barn Building gross internal area = 2,063 sq ft / 192 sq m
The Dairy gross internal area = 773 sq ft / 72 sq m
Outbuilding & Cattle Barn gross internal area = 2,105 sq ft / 196 sq m
Tank Room & Laundry gross internal area = 330 sq ft / 31 sq m
Total gross internal area = 9,399 sq ft / 873 sq m

Ground Floor

Annexe

First Floor

Annexe

Cattle Barn

Barn Ground Floor

Outbuildings

Barn First Floor

The Cottage First Floor

The Cottage Ground Floor

The Dairy Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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