



Neuadd Deg Farmhouse Manordeilo, Llandeilo, Carmarthenshire, SA19

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Offers In The Region Of £439,500

- ATTRACTIVE SMALLHOLDING OF 4 ACRES APPROX
- PERIOD FARMHOUSE IN NEED MODERNISATION
- SPACIOUS GARDENS
- COURTYARD SETTING WITH FABULOUS VIEWS OVER TOWY VALLEY
- USEFUL RANGE OF FARM BUILDINGS AND WORKSHOPS.
- EXCELLENT PASTURE Paddock

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Set in one of the finest locations within the Towy valley between the country market towns of Llandeilo and Llandovery commanding the most wonderful views across a vast expanse of countryside towards the Carmarthenshire Fans in the National Park. The property comprises a choice 4 acre smallholding in courtyard setting which is approached over a newly established tarmac driveway which leads into a spacious well presented farmyard with period farmhouse. Spacious Garage block, extensive range of stables and general purpose livestock / implement shed. The accommodation comprises: Reception hall; Bay windowed Lounge with open fireplace; Bay windowed Dining Room; Living Room with impressive Marble surround fireplace; Fitted Kitchen/Breakfast Room with Rayburn range; Utility Room; Cloakroom; 4 Bedrooms, Box Room and Bathroom. Oil fired central heating. uPVC Double Glazing. Solar PV panels. Level concrete paved yard around which the buildings are arranged. Level lawned gardens with herbaceous borders. Productive pasture paddocks together with mature woods bordering stream. Viewing of this splendid property is highly recommended. Book an appointment today.



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Council Tax Band: E



ENTRANCE PORCH

5'7" x 2'11"

Leaded glazed colour glass door with side panels. Terazzo tiled floor. Glazed door leading to main reception hall.

RECEPTION HALL



12'2" x 5'7"

Staircase to 1st floor. Access to spacious downstairs cupboard. Radiator.



DINING ROOM



16'8" x 12'1"

Tiled surround fireplace with a solid fuel room heater. Bay window to front elevation commanding spectacular views over the Towy valley. Radiator.

SITTING ROOM / LOUNGE



16'8" x 12'1"

Tiled surround fireplace with coal effect lpg gas fire. Two wall alcoves. Bay window to front elevation with further fabulous views. French doors to kitchen. Radiator.

LIVING ROOM



17'3" x 12'0"

Marble surround open fireplace with all night burner. Attractive leaded glazed built in display unit with fitted drawer and cupboard below. Meter cupboard. Glazed door to rear porch. Radiator.

REAR PORCH

5'5" x 3'11"

KITCHEN / BREAKFAST ROOM



12'1" x 12'0"

Rayburn oil fired range with back boiler that serves the domestic hot water and part central heating requirements, set in tiled surround fireplace. Four ring lpg gas hob set in marble effect work surface with extractor hood above. Hygiene fitted electric oven. Integral Hygiene dishwasher. Seimans fitted washing machine. One and a half Resin sink unit with chrome mixer tap. A range of fitted Oak base, wall and leaded glazed display units. Ample work surface with tiled surround. Housemaid ailer above the Rayburn.

REAR HALL

6'6" x 3'3"

Part tiled walls. Terazzo tiled floor. Oak doors to cloakroom.

CLOAKROOM

Low level w.c. Tiled walls to dado height.

UTILITY ROOM

11'6" x 5'7"

Trianco oil fired boiler which serves the domestic hot water and central heating. A fitted range of base and wall units with ample work surface. Tiled walls to dado height with decorative border. Terazzo tiled floor.







Directions

Viewings

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

EPC Rating:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	14	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

