



Victorian Barn Dryslwyn, Carmarthen, Carmarthenshire, SA32 8RP

Offers In The Region Of £395,000

An outstanding opportunity arises to acquire wonderful period Converted Barn with its on indoor leisure suite housing heated indoor pool all set in a magical location within the breathtaking scenery of the Towy Valley a short distance from the Country Market town of Llandeilo. The accommodation is arranged in a court yard

setting and retains a wealth of original features and stands within its own grounds of 1.25acres or thereabouts. The Barn provides: Ground Floor - Leisure suite to include heated indoor pool; Two cloakrooms; 5 General purpose Rooms; Boiler / Plant room; 1st Floor Accommodation - Sitting / Dining Room; Fitted Kitchen;

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Two wonderful bedroom suites both with en suite. UPVC double 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.

Viewing essential to appreciate- book an appointment today.



Council Tax Band: D



GROUND FLOOR - POOL SUITE
pool - 44'2" x 18'3"
French Doors x 2 Access to 1st floor.

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PLANT ROOM
8'3" x 7'1"

CLOAK ROOM

ROOM 1
20'3" x 18'4"
Access to reception room 2.

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ROOM 2
18'4" x 7'6"

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ROOM 3
19'0" x 11'5"

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STORE HALL
Front and rear access

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UTILITY ROOM
17'8" x 7'7"

STORE ROOM
14'2" x 8'6"

CLOAKROOM

1ST FLOOR ACCOMODATION

LANDING

DINING / SITTING ROOM
28'3" x 18'8"

KITCHEN
6'11" x 6'0"

BEDROOM
15'4" x 9'8"

EN SUITE

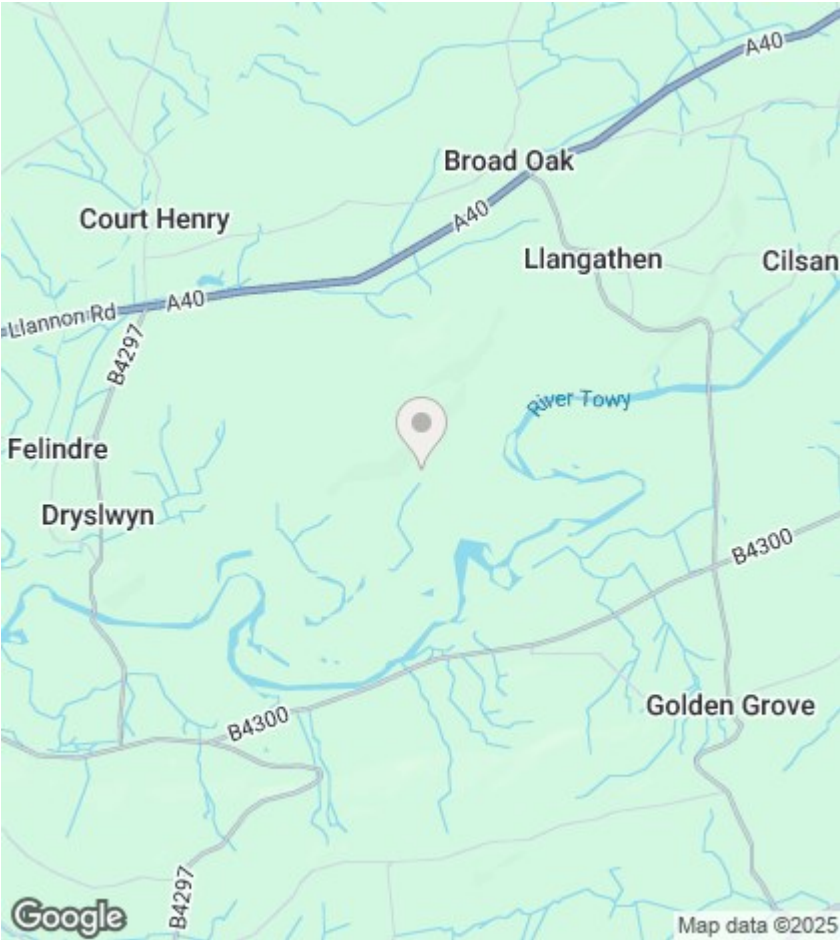
BEDROOM
11'6" x 8'10"

ENSUITE

OUTSIDE

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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 Red Kite Archery. Follow road to end to reach property.



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		87
(81-91) B		
(69-80) C		
(55-68) D		44
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC