



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 2 acres 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. 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 with mature Beech boundary. Pasture paddock and amenity area with River Towy frontage

Viewing essential to appreciate- book an appointment today.



2



2



2



E

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

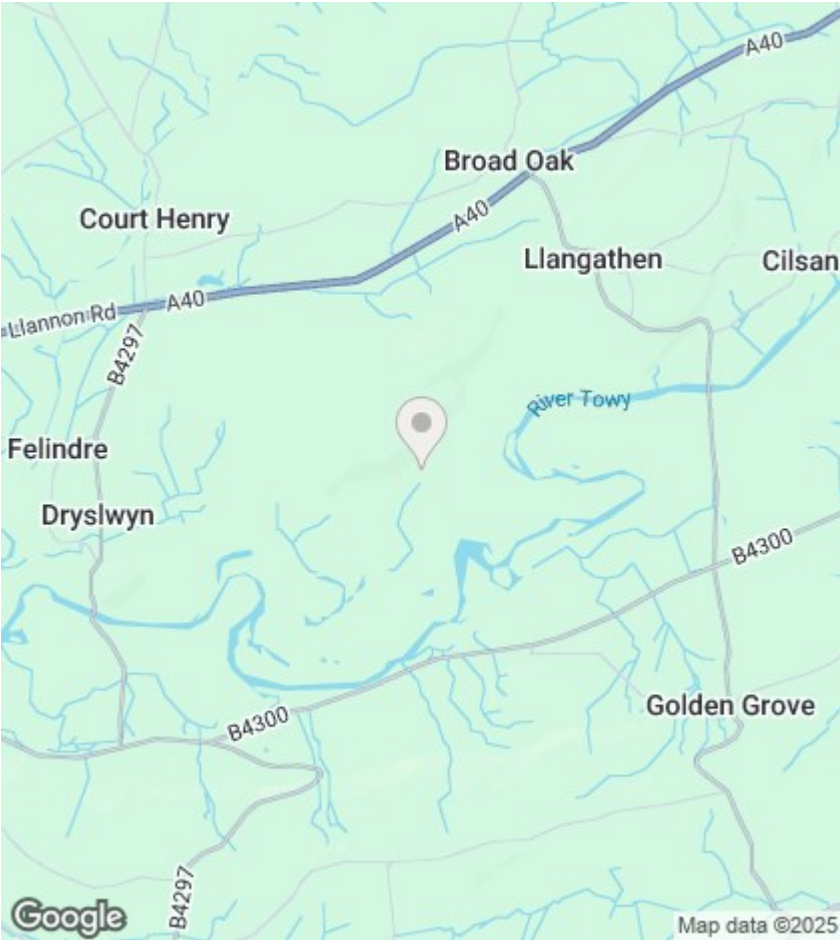
BEDROOM
11'6" x 8'10"

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:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(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