



Y Bwthyn Dryslwyn, Carmarthen, Carmarthenshire, SA32 8RP

Offers In The Region Of £395,000

An outstanding opportunity arises to acquire a set of Two period cottages set with their own Tennis Court 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 cottages are arranged in a court yard setting and retain a wealth of original

features. The cottages provide- Y Bwthyn; Sitting / Dining Room; Fitted Kitchen; Two fabulous bedroom suites each with own en suite. Y Llaethdy; Sitting / Dining Room; Kitchen; Bedroom; Bathroom; Double Garage; Laundry and Boiler room. double glazing. Oil fired central heating. The property is approached over a

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long driveway which leads onto the the shared courtyard with absolutely wonderful mature grounds with areas of lawned garden and the Tennis court. Large stone built former Cowshed with conversion potential(STP) The grounds extend to approximately 1 acre.

Viewing essential to appreciate- book an appointment today.



3



3



2



E

Council Tax Band: C



Y BWTHYN - ENTRANCE VESTIBULE

Stairs to 1st floor.

SITTING/DINING ROOM

20'2" x 15'0"

.

KITCHEN

9'1" x 8'6"

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1ST FLOOR LANDING

MASTER BEDROOM

15'8" x 15'3"

...

EN SUITE

....

BEDROOM

9'11" x 9'1"

.....

ENSUITE

Y LLAETHHDY SITTING ROOM

23'2" x 15'8"

KITCHEN / BREAKFAST ROOM

15'10" x 6'6"

BEDROOM

15'8" x 12'0"

BATHROOM

GARAGE

20'4" x 18'3"

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LAUNDRY STORE ROOM

20'3" x 16'3" max

LAUNDRY AREA

10'0" x 8'10"

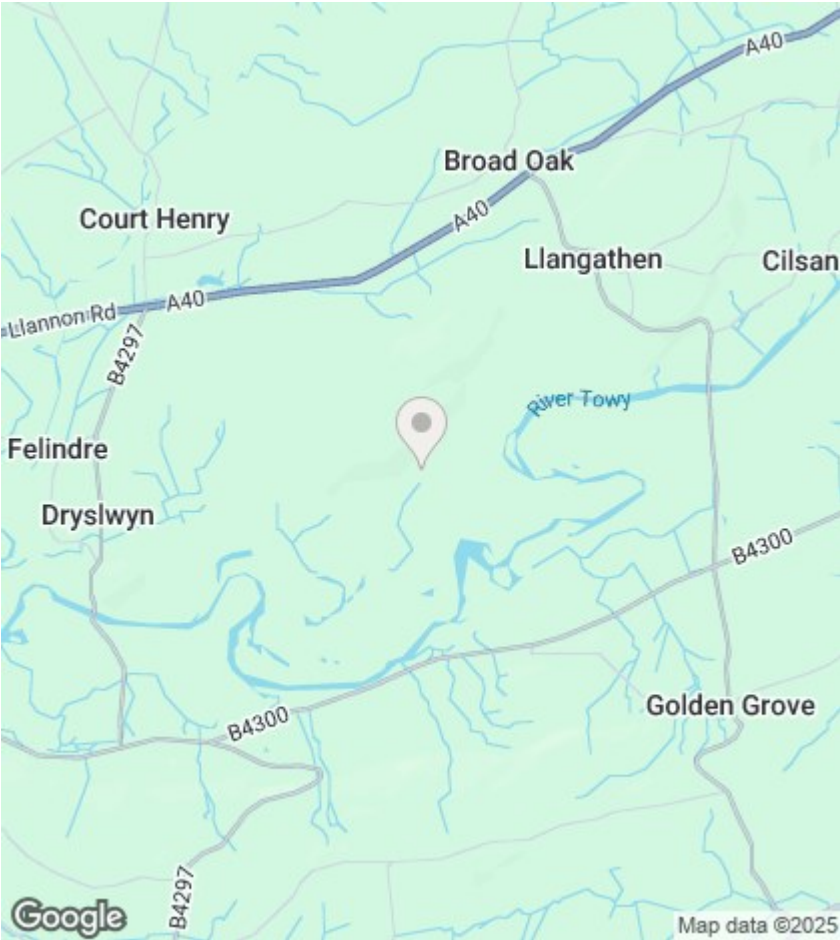
OUTSIDE

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TENNIS COURT

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