



Warren Cottage Taliaris, Llandeilo, Carmarthenshire, SA19 7NN

Offers In The Region Of £545,000

Set in a wonderful elevated south facing position commanding outstanding views over rolling countryside towards the hillsides beyond and the Black Mountain range. An attractive detached country residence standing in grounds of approximately 2 acres. The property provides the following deceptively spacious

versatile accommodation with many wonderful original features: Entrance porch; Reception Hall; Cloakroom; Fitted Kitchen / Living Room; Large Utility / Secondary Kitchen; Rear Porch; 2 Ground Floor bedrooms; Spacious Landing; Magnificent Spacious 1st floor Sitting Room with feature fireplace and French doors to balcony;

Warren Cottage Taliaris, Llandeilo SA19 7NN

Master Bedroom with En suite; Bedroom and Family Bathroom. UPVC double glazing. Oil Fired central heating. Superb Detached Studio / Annex providing valuable additional accommodation suitable for a number of uses. Detached garage. Driveway from county road leading a parking area and further garage. Paved patio overlooking mature grounds with many specimen trees and shrubs. Viewing highly recommended. Contact us today.



Council Tax Band: F



ENTRANCE PORTICO - PORCH

3'11" x 3'11"

Part tiled walls and ceramic tiled floor. Glazed door to reception hall.

RECEPTION HALL

19'11" x 6'3"

Attractive Oak Staircase to 1st floor. With adjoined feature pointed stone wall. Slate effect floor. Ceiling down lighters. Radiator.

ANOTHER ASPECT

CLOAKROOM

7'6" x 4'0"

Low level wc. Pedestal Hand Basin with mixer tap. Whitewashed stone wall. Part paneled walls to dado with slate paneling above. Attractive tiled floor. Chrome towel heater.

KITCHEN / LIVING ROOM

19'5" x 10'10"

One and a half sink bowl unit with chrome mixer tap set in granite work surface. 5 Burner gas range with extractor hood above. Ceiling down lighters and exposed beams. Plumbed for automatic dishwasher. Slate effect floor. Fitted range of cream finished base cupboards. Generous black granite work surfaces. Radiator.

ANOTHER ASPECT.

UTILITY ROOM

Twin bowl ceramic sink unit with chrome mixer tap. French doors to side elevation. Worcester Bosch Oil Fired Boiler which provides for the heating requirements. Fitting range of base units with ample work surface. Part tiled walls. Wood effect floor.

ANOTHER ASPECT..

SIDE PORCH

8'3" x 3'11"

Terrazzo tiled floor. Plumbed for automatic washing machine.

INNER LOBBY

15'10" x 2'11"

Oak floor. Built in clothes cupboard.

GROUND FLOOR BEDROOM

16'1" x 13'7"

Oak effect floor. Patio doors to front elevation. Feature Cornice Work and Ceiling Rose. Radiator.

BEDROOM

12'8" x 10'11"

Oak Floor. Radiator.

1st FLOOR - MASTER BEDROOM

18'3" x 13'7"

Extensive range of built in wardrobes. Ceiling down lighters. Windows to front elevation affording fabulous southerly views over the Tawe valley. Radiator.

EN SUITE

6'1" x 5'4"

Shower in tiled and glazed cubicle. Hand basin with mixer tap. Low level w.c. Pine panelled ceiling. Fully tiled walls

BEDROOM

9'10" x 8'7"

Built in wardrobe. Radiator.

ANOTHER ASPECT...

BATHROOM

8'5"x7'0"

Paneled bath with shower above. Glazed and tiled surround. Hand basin in vanity with mixer tap. Low level w.c. Fitted range of base cupboards. Attractive tiled floor. Built in linen cupboard. Tiled walls. Chrome towel heater.

LANDING

12'5" x 10'0"

Oak floor. Attractive balustrade.

LOUNGE

30'3" x 13'9"

Multi fuel stove in feature oak surround fire place. Patio doors to large balcony affording further superb views across the grounds to the Tawe and distant surrounding hills. Wooden parquet flooring. Exposed ceiling beams. Attractive area of pointed stone wall. Radiators x 2.

ANOTHER ASPECT....

A VIEW FROM THE BALCONY

OUTSIDE

DOUBLE GARAGE

SINGLE GARAGE / STORE

STUDIO / ANNEX

ANOTHER STUDIO ASPECT

ANOTHER STUDIO ASPECT.

GROUND

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ANOTHER ASPECT.....

SERVICES

We are advised that the property is connected to mains electricity and water. Private drainage.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

COUNCIL TAX

We are advised that the property is in Band 'F'.

EDUCATION

A wide range of state schools are to be found in Llandeilo, Ffairfach, Llangadog and Carmarthen (Welsh language secondary) - www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.co.uk)

SPORTING & RECREATIONAL

There are wonderful opportunities for walking, riding and cycling from the property. Hunting is with the Llandeilo Farmer's Hunt. The Rivers Towy and Cothi are renowned for their Salmon and Sewin (Sea Trout) fishing, membership of associations is by application. The town of Llandeilo has Rugby, Tennis and Bowls clubs. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

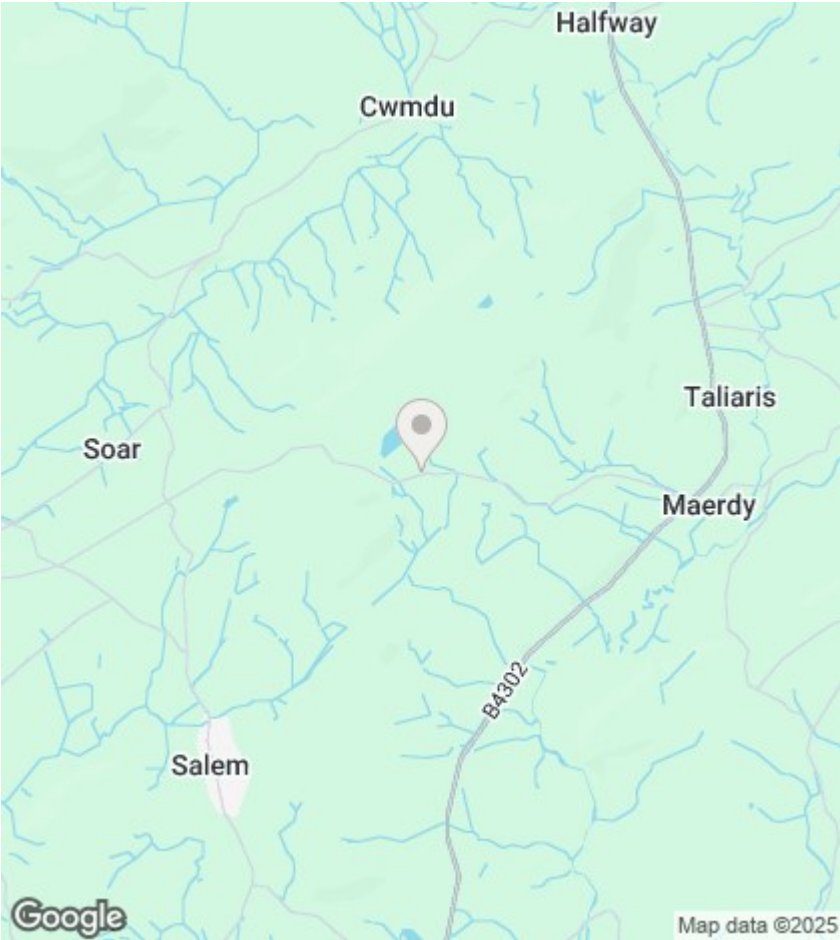
DIRECTIONS

LOCATION

Warren Cottage is situated within the Dulais valley and enjoys a slightly elevated location to take advantage of the stunning surrounding scenery for which the area is renowned. It is approximately 5 miles from the A. 40 and the Country Market town of Llandeilo which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The county administrative town of Carmarthen is approximately 20 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883



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		85
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC