



- Detached Three Bedroom Bungalow in Beautiful Setting
- Fantastic Multipurpose Barn with Internal Stables and Stores
- Lawns and Vegetable Gardens
- Quality Pasture Paddocks
- Approx. 16 Acres In All
- Glorious Secluded Location



GENERAL AND SITUATION

Approximate Distances:

Llandeilo 9 miles • Lampeter 13 miles
Cross Hands / A48 17 miles • Carmarthen 24 miles

A well presented detached three bedroom bungalow set in approx. 16 acres of quality pasture with a superb multipurpose barn, gardens and paddocks in a glorious secluded location.

The bungalow is understood to have been built in around 1990 and the whole property has been comprehensively refurbished by the present owners in recent years.

There is a Certificate of Lawful Use or Development (CLUD) for the siting of a mobile home on the site and electrics, water and drainage are all ready to be connected.

The current vendors claim the Payment Basic Scheme and the entitlements are available.

There is some very good off road hacking available in the local area in particular on Talley Hill through the Talley Community Amenity Association (TCAA). Additionally, Brechfa Forest is within a short boxing distance.

The property lies less than two miles from the popular village of Talley which is renowned for its attractive lakes and ancient abbey ruins. Nearby Llandeilo offers a good range of local shops, amenities and school and there is access at Cross Hands onto the A48 dual carriageway / M4 motorway.



THE RESIDENCE

An attractive detached bungalow built in around 1990 with oil fired central heating and double glazing. In the kitchen the Rayburn is multifuel and heats the loft area in winter in addition to cooking. The Worcester oil fired heating system was installed in December 2018

The accommodation in brief is as follows; please refer to the floor plan for approx. room sizes

The **Main Entrance** to the bungalow is through a rear **Boot Room / Utility** which leads through to the:

Kitchen fitted with a range of base and eyelevel units, 1½ bowl sink with drainer and mixer tap, plumbing for washing machine and dishwasher, space for Range cooker with extractor hood, multifuel Rayburn.

The **Inner Hall** has an external front door and also gives access to the rest of the rooms.

The cosy **Living Room** has a large window overlooking the front lawn, hardwood floor and stone fireplace with a multifuel Morso Squirrel stove.

There are **Three Main Bedrooms** two of which have built-in wardrobes.

The **Family Bathroom** is fitted with a roll top bath, WC, wash hand basin and cubicle with electric shower.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a no through council lane from which a private drive leads through a gated entrance to the residence which is surrounded by its own land.

There are very well tended lawned gardens with a trimmed hedge and flower beds.

Adjacent to the multipurpose barn is a fantastic vegetable garden with eight raised beds, two greenhouses and a pond. The current owners planted a Welsh Heritage Orchard in 2018 including a mixture of apple, pear and plums in addition to a wildlife hedge with wild pear, plums, cherries, walnut trees, hazelnuts and other fruits.

The superb **Multipurpose Barn** measures approx. 66' x 51' (about 20.2m x 15.5m) overall, has block walls under a GI roof, set on a concrete base with light, power and water supplies, it comprises:

Three loose Boxes c. 13'6 x 11'6 (about 4.1m x 3.5m) two with rubber matting

Foaling Box c. 14'6 x 13'6 (about 4.4m x 4.1m) with rubber matting

Tack Room

Workshop c. 56' x 10' (about 17m x 3m)

The **Land** adjoins in five excellent fairly level pasture paddocks enclosed with stock fencing and hedges. Since 2017 the land, trees, fencing and hedges have been extensively improved and water ditches have been cleared and re-dug.

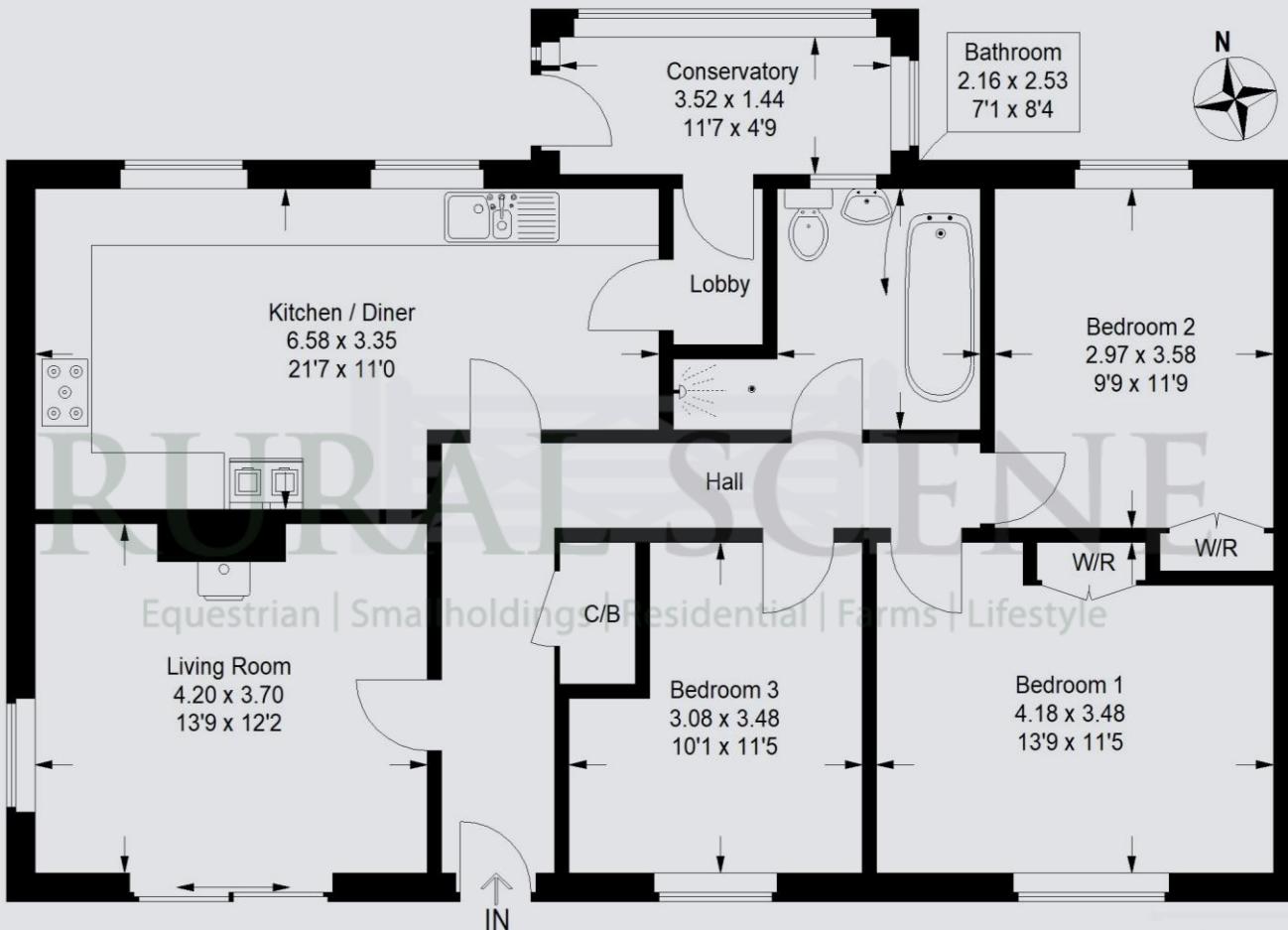
IN ALL APPROX. 16 ACRES
(About 6.5 Hectares)



RURAL SCENE

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Guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited **Cothi Cwm** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE,
OIL FIRED CENTRAL HEATING, TELEPHONE and
BROADBAND (connected and available subject to normal
transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX E

DIRECTIONS

From Llandeilo head north on the B4302, continue through Talley and after just under 2 miles pass the left turning for Llansawel / Llanybydder. Take the next turn right into a small lane where Cothi Cwm is the second property on the left hand side.

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