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**Manordeilo
Llandeilo
Carmarthenshire.**

PRICE Guide £435,000



- Detached 3/4 Bedroom House
- In a convenient Semi Rural Location
- With Stunning Views over the surrounding area
- Lawned Garden, Front Forecourt & Orchard Area
- Side Drive & Ample Parking
- Detached Stone Barn
- Approx 4.5 Miles Llandeilo Town
- Bathroom & Wet Room
- EPC: E49

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

EPC Rating: E49

General Descript

A traditional detached 3/4 bedroom family home and detached Barn with potential for change of use subject to the necessary planning consent with garden to front, side and rear.

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Professional Services
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

Manordeilo, Llandeilo, Carmarthenshire.

Property Description

Llwyn Y Brain is set in a superb rural location with fabulous views over the surrounding countryside comprising a 3/4 bedroom house of traditional construction under a slated roof with the benefit of double glazing and oil central heating. Spacious garden with front paved forecourt with fish ponds, side drive with parking and orchard area, and to the rear a lawned garden with raised flower beds. An attractive traditional detached stone barn currently used as workshop and storage but would be ideal for further accommodation/annexe subject to the necessary planning consent.

The property is located just 4.5 miles from Llandeilo which offers a wide and varied range of amenities to include a bank, shops, offices and schools. Centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. Leisure amenities are available within the town of Llandeilo to include Tennis Courts, playing fields, Penlan Park, Dynevor Park with its Historic Castle, nature walks and wildlife reserve.

The area is a well known tourist destination with popular attractions of Dinefwr Park, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and the Botanical Gardens at Llanarthney.

The accommodation comprises entrance door, entrance hall, lounge/breakfast room, dining room, kitchen, utility room, reception room/bedroom and wet room on the ground floor and 3 bedrooms and bathroom at first floor.

Double Glazed Door:-

to:

Entrance Hall

Radiator, tiled floor, coved ceiling and stairs to first floor.

Lounge / Breakfast Room (11' 0" x 23' 5") or (3.35m x 7.14m)

Lounge Area: Radiator, double glazed window, TV point, beamed ceiling and feature fireplace with wood burning stove with shelving either side.

Breakfast Room: Quarry tiled floor, beamed ceiling, double glazed window and radiator.

Kitchen (9' 3" x 12' 11") or (2.81m x 3.94m)

With a range of base and drawer units with fitted worktops, single drainer, stainless steel sink unit with mixer tap, part tiled walls and quarry tiled floor. Rangemaster comprising 2 electric ovens, warming drawer and grill, 4 rings and hot plate with stainless steel extractor hood over. Built in under stairs cupboards, two double glazed windows and coved ceiling.

Dining Room (11' 8" x 11' 7") or (3.56m x 3.52m)

Quarry tiled floor, feature fireplace with wood burning stove, radiator, double glazed window and coved ceiling.

Utility Room (11' 0" x 4' 8") or (3.35m x 1.41m)

With stainless steel sink unit, plumbing for washing machine and appliance space, shelves, radiator, coat hooks, coved ceiling and quarry tiled floor.

Rear Porch

Double glazed stable door, radiator, coat hooks and quarry tiled floor.

Reception Room/ Bedroom (12' 4" x 11' 4") or (3.76m x 3.46m)

With radiator, double glazed patio doors with side panels, two double glazed windows and TV point.

Wet Room (5' 2" x 7' 8") or (1.57m x 2.34m)

Tiled floor to ceiling, heated towel rail, pedestal wash hand basin, low level WC and Redring shower unit with rail. Pull switch and vanity light. Extractor fan, roof light and access to roof space.

Manordeilo, Llandeilo, Carmarthenshire.

First Floor

Staircase to:

Landing

With open balustrade, coved ceiling and access to roof space. Large walk in airing cupboard with hot water tank, slatted shelving and light. Radiator.

Bedroom 1 (18' 7" x 7' 6") or (5.66m x 2.29m)

Coved ceiling, radiator, two double glazed windows with scenic views. Built in fitted wardrobes with central mirror.

Bedroom 2 (11' 11" x 10' 8") or (3.62m x 3.24m)

Radiator, coved ceiling and double glazed window with scenic views.

Bedroom 3 (11' 3" x 11' 11") or (3.43m x 3.64m)

With coved ceiling, radiator and double glazed window over looking the garden.

Bathroom (12' 0" x 8' 9") or (3.66m x 2.67m)

With panelled bath, low level WC, pedestal wash hand basin and built in large shower enclosure with electric shower unit. Coved ceiling, pull switch, double glazed window, part tiled walls and radiator.

EXTERNALLY

Tarmacadam side entrance drive with ample parking area. Front enclosed paved garden with feature pond, ornamental trees and flower beds.

Rear lawned garden and patio area with raised flower beds.

Side Orchard with concrete patio area.

Boiler shed with oil central heating boiler.

Oil Tank

DETACHED BARN

A detached stone barn recently re-roofed. Ideal for further accommodation/annexe subject to the necessary planning consent, comprising:

Room 1 (12' 9" x 15' 5") or (3.88m x 4.71m)

Electric and power

Room 2 (34' 11" x 15' 6") or (10.65m x 4.72m)

Windows and two doors.

Room 3 (17' 0" x 7' 10") or (5.18m x 2.38m)

Window, door and light.

Agents Note

We are informed by the vendor that there is an option to purchase some further land amounting to approximately 13 acres or thereabouts some 6 miles from the property.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity and mains water. Private drainage

Tenure

Freehold

Council Tax

E

Directions

From Llandeilo take the main A40 for Llandovery. Proceed on this road for approximately 4 miles and turn left in Manordeilo passing Dolau Tywi on your left. Proceed up the hill for half a mile and the property will be found on the left hand side.

