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Estate Agents & Auctioneers**
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**Maple Crest
New Inn
Llandeilo
Carmarthenshire.**

Price **£450,000**



- 12 Acre Holding comprising
- 4/5 Bedroom Property
- Range of Outbuildings
- Oil Central Heating
- Double Glazing
- Convenient location on the edge of Llandeilo town
- In need of some modernisation and update
- 2 Bathrooms
- EPC: F28



EPC Rating: F28

General Description

A spacious detached 4/5 bedroom dormer property in need of modernisation and update. Standing in approximately 12.3 acres of land with a useful range of outbuildings. The property has the benefit of oil central heating and double glazing.

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

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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.

New Inn, Llandeilo, Carmarthenshire.

Property Description

Ripe for improvement and modernisation this spacious 4/5 bedroom family home with the benefit of oil central heating and double glazing.

Situated on the outskirts of Llandeilo with views over the Towy Valley. Llandeilo is within 1.5 miles and offers a wide and varied range of amenities to include a bank, shops, offices and schools. Llandeilo is centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

The Towy Valley is a renowned tourist destination with attractions that include Carreg Cennen, Trap, Dynevor and Dryslwyn Castles, Aberglasney Gardens and the National botanical gardens of Llanarthney are all within easy reach.

The accommodation comprises entrance hall, lounge/dining room, kitchen, bedroom/study, bathroom, living room, office/bedroom and utility on the ground floor and 3 bedrooms and bathroom at first floor.

The occupancy of this dwelling shall be restricted : 'Permission for Development' from 1967. This permission states the proposed dwelling is subject to a condition limiting its occupation to persons working on the agricultural unit and their dependants. CTFRL

Entrance Canopy

Hall

Stairs to first floor. Double glazed door and window.

Lounge/Dining Room (18' 4" Max x 24' 11" Max) or (5.59m Max x 7.59m Max)

With feature fireplace with calor gas fire, patio doors, 2 radiators, double glazed window, part block flooring and wall lights.

Kitchen (11' 5" x 9' 7") or (3.47m x 2.93m)

With a range of wall, base, larder and display cabinets, fitted worktops, cooker point and extractor fan above. Plumbing for dish washer, stainless steel sink and mixer tap. Double glazed window.

Bedroom / Study (8' 2" x 11' 9") or (2.50m x 3.58m)

With radiator and double glazed window.

Bathroom (8' 11" x 9' 5") or (2.73m x 2.88m)

With low level wc, wash hand basin and panelled bath. Double glazed window.

Living Room (14' 8" x 11' 9") or (4.47m x 3.59m)

With double glazed window, radiator and TV point.

Utility (5' 11" x 9' 6") or (1.80m x 2.90m)

With oil central heating boiler. Plumbing for washing machine. Coat hooks and wall cupboard.

Office/Bedroom (9' 7" x 12' 11") or (2.93m x 3.93m)

With double glazed window and radiator.

First Floor

Open balastrade staircase to Landing

Bedroom (16' 9" x 19' 4") or (5.10m x 5.90m)

Radiator, 3 double glazed windows and built in wardrobes.

Bedroom (8' 11" x 8' 3") or (2.73m x 2.51m)

Double glazed window and radiator.

Bathroom (6' 9" x 8' 11") or (2.06m x 2.71m)

With low level wc, panelled bath and wash hand basin. Double glazed window and pull switch.

Bedroom (14' 8" x 19' 5" Max) or (4.47m x 5.93m Max)

2 radiators, 2 double glazed windows and Airing Cupboard with hot water cylinder and slatted shelving.

New Inn, Llandeilo, Carmarthenshire.

EXTERNALLY

The property is approached via an entrance drive with ample parking and turning area. Secondary gateway through to yard area and access to outbuildings.

Front lawned garden area with dwarf walling

Rear yard area with parking and turning area and access through to the paddocks.

Oil tank

Fabulous views over the surrounding area

Former Cowshed (24' 0" x 18' 10") or (7.32m x 5.73m)

Of stone and brick with slated roof.

Pole Framed Hay Barn (27' 4" x 40' 1") or (8.32m x 12.22m)

With profile sheets and boarding to three sides.

General Purpose Building (18' 11" x 26' 10") or (5.77m x 8.17m)

Steel Framed Building (28' 10" x 28' 8") or (8.78m x 8.73m)

With yard area.

General Purpose Shed

Of block construction under a corrugated roof, in three sections, comprising:

Workroom - 13.07m x 4.94m corrugated roof.

Garage

Former Dog Kennel

The Land

The land amounts to approximately 12.36 acres or thereabouts in 3 enclosures.

Agents Note

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'Permission for Development' from 1967. This permission states the the proposed dwelling is subject to a condition limiting its occupation to persons working on the agricultural unit and their dependants.

There is information of a sensitive nature in relation to this sale, please contact the office for further information.

Local Authority

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

Broadband and Mobile phone

The mobile phone signal is deemed to be good in this location. The broadband is standard availability.

Viewing

By appointment with the Selling Agents.

Services

Mains water and mains electricity. Private drainage.

Tenure

Freehold

Council Tax

E

Directions

From Llandeilo continue down Rhosmaen Street to the roundabout and continue towards Llandovery. Turn left onto the B4302 Talley Road for 1.5 miles and the property will be found on the left hand side.

