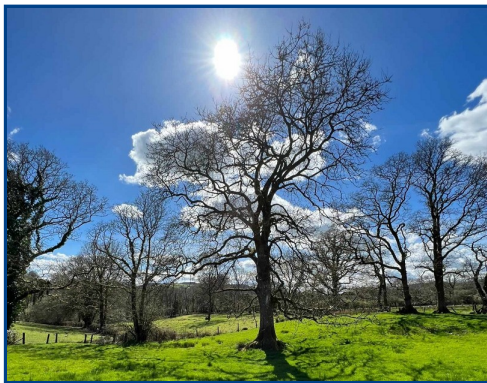




**Chartered Surveyor, Valuers,
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**Rhoslwyd
Talley
Llandeilo
Carmarthenshire.**

Price Guide £675,000



- Attractive 19 Acre Smallholding
- South Facing Views
- Detached 3 Bedroom Cottage
- Range of Outbuildings
- Private Setting With Stunning Scenery
- Oil Central Heating & Double Glazing
- Outskirts Historic Talley Village
- Convenient to Llandeilo, Llandovery & Other Market Towns
- EPC: E46

EPC Rating: E46

General Description

A desirable country holding extending to just over 19 acres in a superb location with fabulous views over the surrounding area close to Talley Village.

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

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Talley, Llandeilo, Carmarthenshire.

Property Description

An attractive smallholding of just over 19 acres, in a private unspoilt setting with excellent far reaching views over the valley, farmland and woodland. The property is approached along a private driveway which terminates at the homestead. First time on the market in nearly 50 Years.

This period cottage is of stone construction with rendered elevations under a slated roof with later additions. Modernised and extended to provide a comfortable home of character with outbuildings and pasture land.

Situated approximately one mile from the picturesque village of Talley nestling amongst the beautiful hills south of the Cothi Valley, with its medieval Abbey and lakes, an area also rich in wildlife. There are excellent local walks and cycling whilst the village itself offers a local primary school and pop-up shop. Just a couple of miles away, a historic National Trust owned public house in Cwmdru, which also incorporates a post office and shop is at the heart of this friendly community. More comprehensive amenities can be found in Llandeilo, 7 miles away, which has been voted by the Sunday Times as one of the best places to live in Wales. The county town of Carmarthen is within easy motoring distance with good shopping, a main line railway station and a general hospital.
CTFRL

The accommodation comprises entrance hall, lounge, sitting room/study, office, dining room, sun room, kitchen/breakfast room, utility and cloakroom on the ground floor, together with 3 bedrooms and bathroom on the first floor.

Externally there are a range of general purpose buildings and workshop, a pretty south facing cottage garden laid to lawn and patio. The land is gently sloping pasture and meadow land with a small area of woodland extending in all to just over 19 acres with a pretty stream along the southern boundary of the small holding.

Front door :-



Talley, Llandeilo, Carmarthenshire.

Hall

Radiator and coat hooks.

Sitting Room / Study (14' 6" x 11' 3") or (4.43m x 3.42m)

With two radiators, beamed ceiling, two windows and wall light.

Office (5' 7" x 11' 6") or (1.70m x 3.50m)

With access to roof space, two windows, stable door to garden, radiator, wall and base units with worktops.

Lounge (14' 10" x 12' 2") or (4.52m x 3.72m)

With two double glazed sash windows, double glazed window, 2 radiators, wood burning stove with stone hearth and timber mantlepiece. Fitted cupboard.

Dining Room (14' 8" x 10' 5") or (4.46m x 3.17m)

With feature fireplace with wood burning stove and timber beam above, 2 radiators, tiled floor, under stairs cupboard, french doors to south facing sun room. Staircase to first floor.

Sun Room (7' 9" x 13' 7") or (2.37m x 4.13m)

With tiled floor, french doors to garden, poly carbonate roof and dwarf walls with windows.

Kitchen / Breakfast Room (11' 10" x 12' 0") or (3.60m x 3.65m)

With a range of wall, base, drawer and larder units with fitted worktops and a central island. Four ring gas hob with extractor hood above, bowl and half sink unit with mixer tap and double electric oven. Dual aspect double glazed windows, radiator, down lights, integrated fridge and freezer, part tiled walls and integrated dishwasher.

Utility Room (7' 9" x 12' 3") or (2.35m x 3.73m)

With oil central heating boiler, plumbing for washing machine and appliance space. Radiator, access to roof space, double glazed window, window to sun room, fitted worktops and down light. Stable door to side.

Cloakroom (3' 10" x 6' 6") or (1.16m x 1.99m)

With two double glazed windows, vanity wash hand basin, low level WC, radiator and coat hooks.

First Floor

Stairs from dining area to:

Landing (9' 10" x 8' 10") or (3.0m x 2.70m)

With roof light, radiator and open balustrade landing area. Airing Cupboard with hot water tank and shelving. Velux window giving mountain views.

Bedroom 1 (15' 11" x 12' 4") or (4.84m x 3.75m)

With radiator, two double glazed windows, access to roof space and velux window giving views across the valley.

Bedroom 2 (9' 0" x 12' 6") or (2.74m x 3.82m)

With radiator, double glazed window and ceiling beam. Built in cupboard.

Bedroom 3 (10' 5" x 6' 9") or (3.17m x 2.05m)

With radiator, double glazed window and built in cupboard.

Shower Room (9' 1" x 6' 9") or (2.76m x 2.06m)

With radiator, large walk in shower with Mira electric shower, low level WC and pedestal wash hand basin. Fitted cupboard, heated towel rail, radiator, extractor fan and part tiled walls. Velux window giving wonderful views across the valley.

EXTERNALLY

The property is approached along a 200 yard long private lane to a gated parking area. There is also another parking and turning area just passed the house leading to further fields and buildings.

Front walled pretty cottage garden laid to lawn and patio.

3 pedestrian gates to field, yard and lane.

Greenhouse.

Oil tank and external power points.

Gravelled yard area

The Land

The land over all extends to just over 19 acres laid to pasture, gently sloping down to a pretty stream.

Well fenced meadow land and pasture with a small area of woodland including a welcoming pond supporting tadpoles, herons, ducks and other wildlife.

Garage (20' 0" x 11' 5") or (6.10m x 3.47m)

Of concrete block and corrugated sheet construction. Concrete floor and double doors.

Stable/Store Shed (19' 7" x 10' 3") or (5.98m x 3.12m)

Once an old blacksmiths this is now a stone and corrugated shed. Concrete floor, window and door. Wood shed and storage area attached.

General Purpose Shed (35' 0" x 33' 11") or (10.68m x 10.35m)

Doors to front and rear.

Former Hay barn (36' 11" x 21' 0") or (11.26m x 6.39m)

With access to paddock area.

Workshop

Power and light. Timber doors. Split into a large storage area and work shop, comprising:

Large Storage Area (19' 3" x 23' 11") or (5.87m x 7.28m)

Work Shop (7' 5" x 18' 8") or (2.26m x 5.68m)

With work benches.

Local Authority

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

Viewing

Strictly by appointment with the Selling Agents.

Services

Mains electricity. Private water and drainage. Oil central heating.

Tenure

Freehold

Council Tax

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