

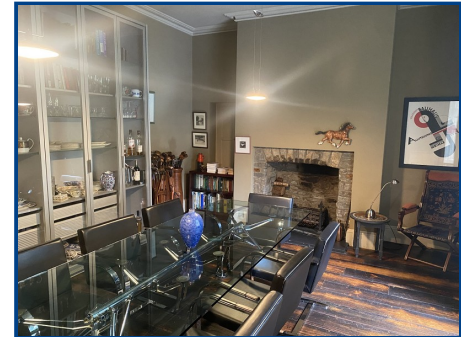


Chartered Surveyor, Valuers,  
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**Maerdy House  
Taliaris  
Llandeilo  
Carmarthenshire.**

**Price Guide £845,000**



- HANDSOME GEORGIAN COUNTRY RESIDENCE
- OF MUCH CHARACTER, STEEPED IN HISTORY
- COMPRISING 5 BEDROOM HOUSE AND 2 BEDROOM COTTAGE
- DOUBLE GARAGE & STABLING
- CONVENIENT LOCATION
- IN GROUNDS OF APPROXIMATELY JUST UNDER THREE QUARTERS OF AN ACRE
- OIL CENTRAL HEATING
- MANY ORIGINAL FEATURES

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

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**General Description**

An attractive period country residence and detached cottage steeped in history dating back to 1780 retaining many original features.

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## Taliaris, Llandeilo, Carmarthenshire.

### Property Description

An impressive country house and detached cottage offering a wealth of period features, double garage and stabling standing in just under three quarters of an acre of garden and grounds.

Maerdy house has a rich history, thought to date back to the 1780's once part of the Robert Peel Estate in the ancient district of Dinefwr. Of much charm and character with many original features including doors, floors, fireplaces and secondary staircase. It has the benefit of oil central heating.

The property is located in the small hamlet of Taliaris in the Dulais Valley, in a convenient countryside setting approximately 4 miles from Llandeilo town.

Set in a rural area amidst glorious surroundings in a convenient location between Llandeilo and the historic village of Talley with its Abbey, Church, Talley Lakes and primary school. The property is easy accessible to Llandeilo Town and Lampeter with the M4 motorway junction at Pontabraham within easy motoring distance. Llandeilo offers a wide range of amenities to include a range of shops, places of recreation, primary and secondary education.

The spacious accommodation comprises: MAIN HOUSE, Hall, Lounge, Dining Room, Reception/Play Room, Utility Room, Shower Room, Breakfast Room, Kitchen, 5 bedrooms, Bathrooms and Separate Wc. COTTAGE: Open Plan Lounge/Kitchen, 2 Bedrooms and Bathroom. Externally there is a double garage and stabling. CTFRP

### Entrance Vestibule

Door to:

### Entrance Hall

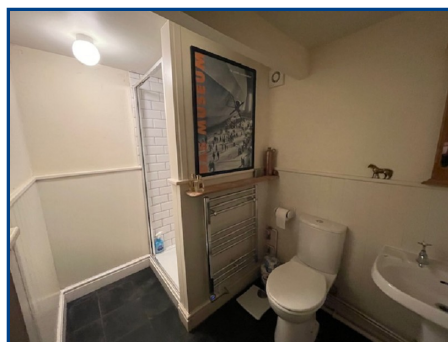
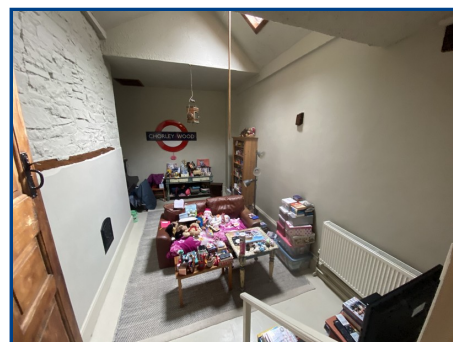
With original floor boards, open balustrade staircase to first floor, radiator and ornate coving. Door to cellar.

### Cellar (15' 3" x 14' 2") or (4.66m x 4.31m)

Concrete floor and oil central heating boiler.

### Lounge (17' 4" x 13' 6") or (5.28m x 4.11m)

With large sash window with window shutters, open fireplace with timber surround, ornate coving, two radiators and TV point.



### Dining Room (13' 7" x 17' 11") or (4.13m x 5.46m)

With radiator, stone fireplace with open grate, sash window with window shutters, floorboards and built in cupboard.

### Inner lobby

### Play Room (9' 11" x 19' 4") or (3.01m x 5.89m)

Radiator, concrete floor, access to roof space and roof light.

### Walk in Store Cupboard (4' 5" x 6' 2") or (1.35m x 1.89m)

### Shower Room (9' 0" x 5' 11") or (2.74m x 1.81m)

With tiled shower enclosure, low level WC and pedestal wash hand basin. Extractor fan, tiled floor and heated towel rail. Timber panelling.

### Inner Hall

Dado rail and tiled floor.

### Utility Room (9' 1" x 12' 0") or (2.76m x 3.65m)

With tiled floor, range of wall, base and drawer units with fitted worktops. Plumbing for washing machine and dish washer. Appliance space. Stainless steel double bowl sink with mixer tap. Sash windows.

### Breakfast Room (18' 5" x 17' 1") or (5.62m x 5.21m)

With window, two radiators, double glazed window, stone inglenook fireplace with central grate, plate rack, wall lights and serving hatch.

### Kitchen (12' 05" x 12' 0") or (3.78m x 3.66m)

With a range of wall and base units, stainless steel bowl and a half sink unit, cooker space, oil fired Rayburn in tiled alcove and TV point. Sash window, built in cabinet and dresser, beamed ceiling and timber panelling. Secondary staircase to first floor.

### Porch

Coat hooks and corrugated roof.

### First Floor

Landing with access to roof space.

### Bedroom 1 (13' 4" x 12' 10") or (4.06m x 3.92m)

With radiator, wash hand basin and mixer tap, sash window and built in cupboard.

### Jack & Gill Bathroom (15' 0" x 6' 2") or (4.57m x 1.88m)

With panelled bath, pedestal wash hand basin, low level WC, part tiled, radiator and pull switch.

### Bedroom 2 (12' 8" x 13' 5") or (3.87m x 4.10m)

Two radiators, built in cupboard and dual aspect sash windows. TV point and pull switch.

### Inner Landing

With radiator.

### Bedroom 3 (8' 7" x 8' 1") or (2.61m x 2.46m)

(approx measurement - restricted head room) Built in wardrobes, roof light and timber panelled ceiling.

### Bathroom (15' 11" x 8' 0") or (4.84m x 2.45m)

With panelled bath, bidet, low level WC, pedestal wash hand basin. Radiator, two roof lights, beamed ceiling, part tiled and spot lights.

### Separate Toilet (3' 10" x 8' 0") or (1.16m x 2.44m)

Low level WC, window and pull switch.

### Bedroom 4 (13' 9" x 18' 2") or (4.18m x 5.53m)

Built in cupboard, dual aspect sash windows with window shutters, radiator, airing cupboard with hot water tank, pull switch and radiator.

### Bedroom 5 (11' 8" x 9' 6") or (3.55m x 2.90m)

Radiator, sash window with window shutters, built in cupboard and storage alcove.

### The Coach House

A detached cottage of traditional construction under a slated roof, comprising:

### Entrance Porch

With coat hooks and tiled floor.

### Open Plan Kitchen / Living Room (16' 1" x 22' 2") or (4.90m x 6.76m)

Range of wall and base units, stainless steel sink unit with mixer tap. Alcove shelving, plumbing for washing machine, cooker point, ceiling beams, dual aspect windows wall lights and feature fireplace with wood burning stove. Open staircase to first floor. 2 windows and wall lights. Boiler cupboard with Oil central heating boiler.

### First Floor

Landing with window and access to roof space.

### Bedroom 1 (13' 4" x 10' 4") or (4.06m x 3.14m)

With dual aspect windows and radiator.

### Bathroom (7' 9" x 5' 4") or (2.35m x 1.62m)

With panelled bath, low level WC, pedestal wash hand basin, window, built in cupboard and heated towel rail.

### Bedroom 2 (8' 8" x 10' 4") or (2.65m x 3.15m)

With double glazed window and radiator.

### EXTERNALLY

The property is approached via a gated entrance driveway down to ample parking and turning area.

Spacious mature garden and grounds amounting to approximately three quarters of an acre with ornamental trees, shrubs and borders.

### Store Shed (16' 11" x 9' 1") or (5.16m x 2.76m)

### Double Garage (19' 5" x 19' 5") or (5.92m x 5.93m)

With double doors and pedestrian door, two windows, concrete floor, light and power.

### Stable (11' 3" x 11' 6") or (3.44m x 3.50m)

2 cubicles.

### Tack Room (11' 5" x 5' 6") or (3.48m x 1.68m)

### Local Authority

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

### Broadband and Mobile phone

There is standard broadband and mobile phone signal.

### Council Tax

Main House G & Coach House A

### Agents Note

The vendors would consider selling the main house together with the garage and majority of the land and retain the cottage subject to an appropriate price adjustment.

### Viewing

By appointment with the Selling Agents.

### Services

Mains electricity and mains water. Private drainage.

### Directions

From Llandeilo take the A40 towards Llandovery and just after the mini roundabout take a left hand turn onto the B4302 Talley Road. Proceed on this road for approximately 4 miles and after the cross roads the property can be found on the right hand side.