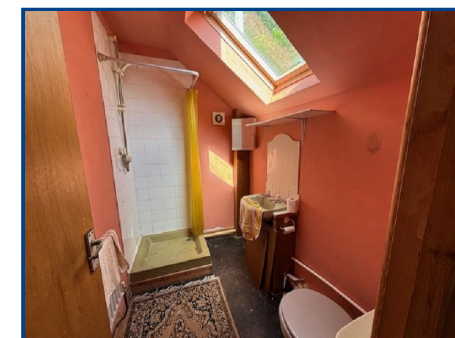
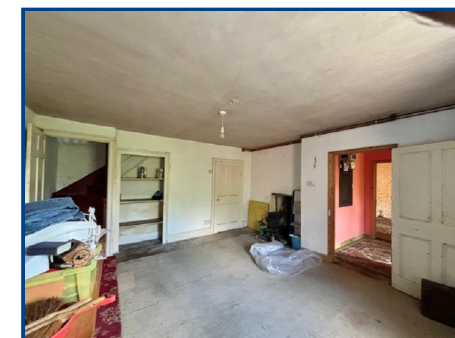


**Moelfre Lodge
Talley
SA19 7BJ**

Price **£347,000**



- Former Lodge To Edwinstford Manor
- Approximately 14 Acres of Pasture & Woodland
- Requiring Modernisation & Updating
- Ideal Property For Wildlife and Conservation Intrests
- Double Glazing
- Oil Central Heating
- EPC: F27

General Description

A former lodge to the Edwinstford Estate set in an idyllic location with its own pasture and woodland. The property itself does require some updating but would be a perfect home for those with wildlife interest, conservation or those with an agricultural interest.

EPC Rating: F27

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

Important notice

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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.

Talley, Talley.

Property Description

A detached property of traditional construction under a slated roof with approximately 14 acres of pasture and woodland (TBC), situated in a private rural location on the outskirts of the village of Talley.

The property does require some updating and has the benefit of double glazing and oil central heating. Standing in a spacious enclosed garden with an additional naturalised garden across the road from the property and its own woodland.

Situated in the 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.

Porch (6' 9" x 11' 3") or (2.06m x 3.42m)

Lean to. Double glazed door, three double glazed windows, skylight and shelves.

Inner Porch

Double glazed window and shelves.

Reception Hall (4' 4" x 6' 4") or (1.31m x 1.94m)

With electric meter box, built in cupboard with shelving.

Dining Room (12' 9" x 12' 1") or (3.88m x 3.68m)

Double glazed window, white washed exposed stone walls, wood burning stove and radiator.

Kitchen / Breakfast Room (11' 3" x 6' 4") or (3.43m x 1.93m)

Base units with counter over, stainless steel sink and drainer. Double glazed window, velux skylight, exposed beam and radiator. Part tiled walls, shelving, breakfast bar, appliance space and coat hooks.

Rear Entrance Hall

With double glazed door to outside. White washed exposed stone wall and Worcester oil boiler.

Shower Room (7' 9" x 4' 9") or (2.36m x 1.46m)

With radiator, shower tray with Mira electric shower, part tiled walls, Velux double glazed skylight, low level WC, wash hand basin, extractor fan and corner vanity mirror.

Living Room (13' 7" x 15' 0") or (4.14m x 4.58m)

With telephone point, wood burning stove, radiator, double glazed window, white washed exposed stone wall and alcove with shelving. Under stairs cupboard with shelving.

STAIRS TO FIRST FLOOR

White washed exposed stone wall.

Bedroom (13' 7" x 19' 3") or (4.14m x 5.86m)

Will require a stud partition wall.

Open balustrade, vaulted ceiling with exposed beams, two hatches to loft space. Timber boarded floor and cupboard housing hot water cylinder.

Bedroom 2 (12' 10" x 11' 11") or (3.91m x 3.63m)

Step down into. With radiator, double glazed window, vaulted ceiling with exposed beams, white washed exposed stone wall, alcove with shelving. Timber boarded floor and access to loft space.

Front Garden

With mature privet hedging, bushes, flowers and gravelled off road parking. Area with gated access and mature Beech trees.

Timber store shed and timber workshop.

EXTERNALLY

Across the road from the property there is a further garden. Comprising stone build outbuilding with lean to store to side and additional corrugated iron lean to at rear.

There is also a concrete block Workshop- PLEASE NOTE THAT NO INTERNAL INSPECTION IS PERMITTED.

The garden and adjacent woodland measures 2.76 acres and comprises mature bushes, firs and hard wood amenity woodland.

Right of way (currently overgrown) leads to a riverside field of grazing land of about 10 acres leading to the banks of the Cothi.

Local Authority

Carmarthenshire County Council, Spilman Street, Llandeilo, Carmar, Tel. No. 01267 234567.

Viewing Arrangements

The mobile and broadband signal is standard. Please check with your mobile phone provider.

Agents Notes

PLEASE TAKE CARE WHEN WALKING THE LAND AS IT IS OVERGROWN IN AREAS WITH CONCEALED POOLED WATER

Services

Mains electricity. Private water and Private drainage required.

Tenure

Freehold

Council Tax

E

Directions

Leave Llandeilo east wards towards the bypass. Pass over the roundabout and take the first left on the B4302 Talley road. Continue into and through Talley village. After about one mile take the first left by the property Moelfre Forge. Continue on this road and Moelfre Lodge is the first property on the right hand side.

