



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**The Former Vicarage  
Talley  
Llandeilo  
Carmarthenshire. SA19 7YP**

Price **£415,000**



- Impressive Detached 4 Bedroom House & Garage/Workshop
- Two Reception Rooms and Four Double Bedrooms
- Detached Garage/Workshop & Store Sheds
- Large Lawned Garden to Front & Rear
- Gas Central Heating & Double Glazing
- In a Convenient Location in the Village of Talley
- EPC: Pending

**General Description**

An impressive detached 4 bedroom former Vicarage with detached garage and store sheds. In the heart of the historic village of Talley. It has the benefit of double glazing and gas central heating.

**EPC Rating: F34**

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](mailto:surveys@ctf-uk.com).

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## Talley, Llandeilo, Carmarthenshire.

### Property Description

An attractive 4 bedroom house offering spacious accommodation and detached garage/workshop, store sheds and large lawned gardens to front and rear. The property has the benefit of double glazing and gas central heating.

Situated in the semi rural village of Talley renowned for historical Abbey, lakes, church, primary school and scenic countryside. 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. Good road links to the M4 motorway at Pontabraham which gives good road access to the rest of the country.

The accommodation briefly comprises: Hall, lounge, dining room, kitchen, utility, cloak room, 4 first floor bedrooms, family bathroom and separate wc.

### Double Glazed Door:-

### Entrance Hall (19' 11" Max x 8' 6") or (6.07m Max x 2.59m)

With two radiators, stairs to first floor, timber floor and plate rack.

### Lounge (13' 6" x 17' 5") or (4.12m x 5.31m)

Into bay. With double glazed bay window to front, radiator, feature fireplace, coved ceiling, ceiling rose and timber floor.

### Dining Room (12' 9" x 13' 10") or (3.88m x 4.21m)

With double glazed bay window, radiator, TV and telephone point. Feature fireplace with tiled surround and hearth.

### Kitchen / Breakfast Room (11' 11" x 14' 8") or (3.62m x 4.48m)

With a range of wall, base and drawer units with fitted worktops. Radiator, picture rail, part tiled walls and tiled floor. Integrated oven, four ring gas hob and extractor fan above. Two double glazed windows, bowl and a half sink unit with mixer tap. Space for dishwasher.

### Utility Room (7' 4" x 6' 11") or (2.24m x 2.10m)

With wall and base units, fitted worktop, stainless steel sink unit and mixer tap. Appliance space and plumbing for washing machine. Ideal wall mounted combi boiler, part tiled walls and double glazed window to rear with views over the garden.

### Cloakroom (7' 1" x 4' 11") or (2.15m x 1.49m)

With part tiled walls, low level wc, wash hand basin, tiled floor, under stairs area with coat hooks and shelving.

### First Floor

Landing with access to roof space, radiator and built in linen cupboard, walk in store cupboard with shelving and double glazed window.

### Bedroom 1 (13' 2" x 13' 11") or (4.01m x 4.25m)

With double glazed window to front, radiator, picture rail, built in cupboard with hanging rail and storage area above.

### Bathroom (8' 2" x 7' 6") or (2.49m x 2.29m)

With radiator, bath with shower screen, shower head and mixer tap, wash hand basin, storage cupboard with slatted shelves.

### Separate WC

With low level wc, double glazed window and fully tiled walls.

### Bedroom 2 (13' 9" x 10' 6") or (4.18m x 3.21m)

With picture rail, radiator and double glazed window to rear garden.

### Bedroom 3 (11' 11" x 10' 11") or (3.63m x 3.34m)

With radiator, double glazed window to front and radiator.

### Bedroom 4 (11' 0" x 10' 8") or (3.35m x 3.26m)

With picture rail, double glazed window to front and radiator.

### EXTERNALLY

Attached Store with power and light. Electric meter and fuse box.

The property is approached via a gated driveway leading to a detached garage with ample parking and turning areas.

To the front of the property is a large lawned garden.

Rear lawned garden with views and rear naturalised area.

### Garage (11' 3" x 21' 0") or (3.43m x 6.41m)

Detached with up and over door, concrete floor, power and light.

### Storage Room 1 (9' 1" x 12' 6") or (2.78m x 3.82m)

With wc, shelving, sink with tap, power and light.

### Storage Room 2 (8' 0" x 5' 9") or (2.45m x 1.76m)

With shelving and light.

### Storage Room 3 (8' 9" x 9' 9") or (2.67m x 2.97m)

With concrete floor, power and light.

## Talley, Llandeilo, Carmarthenshire.

### Storage Room 4 (8' 1" x 9' 11") or (2.46m x 3.03m)

With concrete floor, power and light.

### Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

### Agents Note

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming. N.B. This property will be sold subject to our client's standard covenants, further details of which are available upon request.

### Broadband and Mobile phone

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

### Viewing

By Appointment With The Selling Agent.

### Services

Mains electricity, mains water, mains drainage and mains gas

### Tenure

Freehold

### Directions

From Llandeilo take the B4302 sign posted Talley. Proceed on this road for approximately 6 miles into the village of Talley, passing the primary school where the property can be found a little further on your right hand side.

