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Estate Agents & Auctioneers
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Coed Y Wiwer
Talley
Llandeilo
Carmarthenshire SA19 7YH

Price **£495,000**



- Attractive Country Holding comprising Detached 4 Bedroom House
- Mature Grounds, Fields & Woodland amounting to just under 9 Acres
- Double Glazing & Oil Central Heating
- Tarmac Driveway leading to Ample Turning & Parking Area
- Lawned Gardens
- Rural Village Location
- Spectacular Views
- EPC: E53



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.

General Description

Coed Y Wiwer is an attractive 4 bedroom house nestled amongst the beautiful hills with far reaching views. This spacious family home stands in just under 9 acres of pasture, woodland and gardens and is located on the outskirts of the historical village of Talley.

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Talley, Llandeilo, Carmarthenshire.

Property Description

An attractive 4 bedroom detached house, with mature grounds and adjacent fields and woodland totalling about 9 acres.

Standing in an accessible, rural location on the outskirts of Talley village this spacious family home stands in its own grounds with spectacular views over the surrounding area.

The accommodation is oil centrally heated and fitted with hardwood double glazing, solar panels and hardwood internal doors.

Of conventional construction the house is approached over a gated tarmac driveway and stands on an elevated plot back from the highway.

Talley is a popular location well known for its ancient ruined abbey, Llandeilo town is under 7 miles away offering a range of bespoke shops and outlets together with primary and secondary schooling.

As a tourist destination the area is famous for its sites including Dinefwr house and gardens, Trap and Dryslwyn castles, Aberglasney gardens and the botanical gardens of Wales.

The accommodation briefly comprises, kitchen, utility, double garage, 3 reception rooms, 4 bedrooms, family bathroom and en-suite.

Kitchen (13' 1" x 20' 4") or (4.0m x 6.19m)

with range of base, drawer and walls units together with glazed display cupboards and larder unit. Work surfaces. 1.5 bowl stainless steel sink unit, connection for electric cooker, coving and radiator.

Utility (8' 6" x 6' 6") or (2.58m x 1.97m)

with single drainer stainless steel sink unit with cupboard below, work surfacing, radiator and connection for automatic washing machine.

Rear Hall

with tiled floor, coving and radiator.

Integral Garage (18' 0" Max x 21' 4") or (5.49m Max x 6.51m)

with up and over door, power, light and oil central heating boiler.

Inner Hall

Split level inner hall with radiator, coving, cloak cupboard and cloakroom with low level WC, wash hand basin, radiator and extractor fan.

Lower Hallway

with entrance vestibule.

Sitting Room (14' 8" x 10' 10") or (4.46m x 3.29m)

with sliding patio doors with views over valley, wood burning stove in natural stone chimney breast, coving, wall lights and hardwood double glazing.

Sun Room

With double sliding doors, laminate floor and timber panelled ceiling.

Lounge (18' 5" x 19' 7") or (5.62m x 5.98m)

into hardwood double glazed bay, wood burning stove in natural stone chimney breast, door to front and dual aspect double glazed windows, coving and wall lights.

Dining Room (19' 8" x 16' 3") or (6.00m x 4.95m)

with dual aspect double glazed windows, coving and 2 radiators.

Stairs from hallway lead to:

First Floor

Landing

with galleried landing with radiator, coving, double glazing and airing cupboard.

Master Bedroom (16' 4" x 12' 9") or (4.97m x 3.88m)

with double glazing, coving, built in wardrobes and radiator.

Access to eaves storage.

En Suite (6' 6" x 9' 9") or (1.98m x 2.97m)

with tiled panelled bath, low level WC, bidet, pedestal wash hand basin and shower in separate cubicle, part tiled walls, coving and double glazing.

Bedroom (9' 4" x 12' 6") or (2.84m x 3.81m)

with double glazing, coving and radiator.

Family Bathroom (6' 8" x 6' 7") or (2.04m x 2.00m)

with panelled bath, low level WC, wash hand basin in vanity unit and shower in separate cubicle. coving, double glazing and radiator.

Bedroom (9' 5" x 12' 11") or (2.88m x 3.94m)

with double glazing, radiator and coving.

Bedroom (7' 11" x 16' 3") or (2.41m x 4.95m)

with double glazing, radiator, coving and built in wardrobes.

EXTERNALLY

Gated tarmac driveway serves the property and leads to parking and turning areas.

The lawned gardens, of just under half an acre, surround the property and contain an abundance of mature plants, shrubs, bushes, trees, summerhouse and a stream.

Land. In addition to the garden is an area of woodland together with agricultural fields of about 8 acres with pedestrian access from the gardens and vehicular access from a minor county highway.

Local Authority

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

Viewing

By appointment with selling Agents on 01558 823601

Agents Note

Gwenyn y choed
Adjacent to coed y wiwer and in the same ownership is a detached 2 bedroom chalet style detached property which stands in its own woodland and has attached fields of just under 8 acres. This is available for sale with Coed Y Wiwer by separate negotiation.

There is also an option to purchaser Coed Y Wiwer without the land.

Services

Mains electricity, mains water, Oil Central Heating and Septic Tank

Tenure

Freehold

Council Tax

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Directions

Leave Llandeilo on the Talley road and continue for about 6.5 miles. Just before you enter the village the house is located on the right hand side.

