



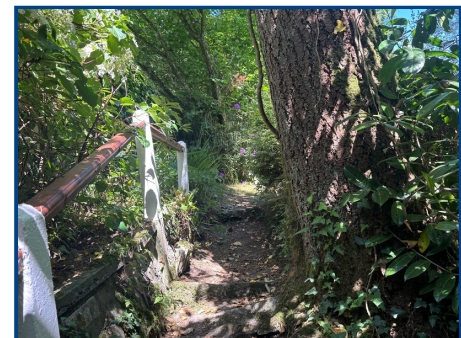
**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

**The Coach House
Taliaris
Llandeilo
Carmarthenshire**

Price **£245,000**



- Charming Traditional 2 Bedroom Cottage
- Oil central heating
- Partial Double Glazing
- Private Garden Area bordered by a small stream
- Former Stable and Tack Room
- Convenient Location 4 Miles to Llandeilo
- NO CHAIN
- EPC: F37



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

A charming period country residence dating back to the 17th Century once part of the Robert Peel Estate in the Ancient District of Dinefwr.

EPC Rating: F37

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Taliaris, Llandeilo, Carmarthenshire.

Property Description

An unique opportunity to acquire an attractive semi detached cottage enjoying a peaceful and desirable location some 4 miles from Llandeilo town.

This attractive country property is of traditional construction under a slated roof, tastefully renovated by the present owners providing modern amenities with the benefit of rewiring in 2025, oil central heating and partial double glazing. Spacious private garden with former stable and tack room with a lawned garden and ample parking space bordered by a small stream.

The property is located in the small hamlet of Taliaris in the Dulais Valley, in a convenient countryside setting. 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 accommodation comprises: Entrance porch, Open Plan Lounge/Kitchen, 2 Bedrooms and Bathroom. Externally there is a former stable and a tack room.

Entrance Porch

With coat hooks and tiled floor.

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

With a range of wall and base units, stainless steel sink unit and mixer tap. Alcove shelving, plumbing for washing machine, cooker point, ceiling beams, dual aspect windows and feature fireplace with wood burning stove. Open staircase to first floor. 2 windows and spot 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 airing cupboard and heated towel rail. Part tiled.

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.

Private lawned garden area with shrubs and borders bordered by a small stream.

Taliaris, Llandeilo, Carmarthenshire.

Former 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. 01267 234567

Broadband and Mobile phone

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity and mains water. Private drainage.

Tenure

Freehold

Council Tax

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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.

