



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

7 Dyffryn Ug
Talley
Llandeilo
Carmarthenshire. SA19 7YP

Price Guide £205,000



- A Semi Detached 3 Bedroom House
- Double Glazing & Gas Heating
- Sun Room & Utility/Store
- Ample Parking Space to Front- Perfect for Mobile Homes
- Rear Garden with an open aspect & Fine views
- In the Semi Rural Village of Talley
- EPC: Pending



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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 semi detached 3 bedroom house of traditional construction under a tiled roof, situated in the peaceful and rural village of Talley, renowned for its historical Abbey and lakes with an array of outdoor pursuits available in the area.

EPC Rating: D55

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

, Talley, Llandeilo, Carmarthenshire.

Property Description

A semi detached 3 bedroom house of traditional construction under a tiled roof with ample parking to front and rear garden with scenic views over the surrounding countryside.

Situated in the picturesque village of Talley nestling amongst the beautiful hills south of the Cothi Valley, with it's 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 Cwmdu, 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.

The area is a renowned tourist destination noted for its ancient Castles, including Carreg Cennen & Dynevor, together with The Botanical Gardens of Wales and the gardens and house at Aberglasney, Llangathen. The stunning coastlines of Gower and Pembrokeshire are within easy reach.

The accommodation briefly comprises; Hall, lounge, kitchen/diner, sun room, bathroom and 3 bedrooms.

The property benefits from double glazing, gas central heating, ample parking and turning space to front and rear garden with open aspect to rear with scenic views.

Entrance Canopy

Door to:

Entrance Hall

With radiator, coat hooks, tiled floor, under stair storage area and open balustrade staircase to first floor.

Lounge/Dining Room (11' 7" x 20' 8") or (3.53m x 6.31m)

Laminate floor, feature fireplace with wood burning stove and hearth with shelving and cupboards either side. Coved ceiling, alcove shelving, double glazed patio doors with side panels and radiator. Door to sun room.

Sun Room (16' 10" x 9' 4") or (5.14m x 2.85m)

With lamiate floor, double glazed french doors to patio area, wall lights and double glazed windows.

Kitchen (16' 10" Max x 11' 3" Max) or (5.14m Max x 3.44m Max)

'L shaped, narrowing down to 1.90m. Range of wall, base and drawer units with fitted worktops. Gas hob and electric oven, plumbing for dishwasher and washing machine. Appliance space, built in shelving, wall mounted gas boiler, part tiled walls, laminate floor, timber boarded ceiling and access to roof space. Radiator, spot lights, built in cupboard, double glazed window and door. Ceramic bowl and a half sink unit with mixer tap.

Bathroom (7' 3" x 6' 2") or (2.21m x 1.87m)

With panelled bath with shower unit and glazed screen, pedestal wash hand basin and low level wc. Heated towel rail, double glazed window and shelving.

First Floor

Landing with open balustrade, 2 double glazed windows, access to roof space and ceiling rose.

Bedroom 1 (12' 0" x 10' 4" Max) or (3.65m x 3.16m Max)

With timber boarded floor, radiator and feature fireplace. Double glazed window and built in cupboard.

Bedroom 2 (13' 1" x 9' 7") or (3.98m x 2.91m)

With radiator, boarded floor and feature fireplace. Built in store area with hanging rail.

Bedroom 3 (10' 1" x 8' 9") or (3.08m x 2.66m)

With radiator, double glazed window and built in store area.

Separate WC

Low level wc with wash hand basin above. Tongue and grooved boarded walls and laminate floor.

EXTERNALLY

To the front of the property is a spacious gravelled parking area with flower borders. Log store.

Rear paved patio area with balustrade and steps down to a lawned garden area with further vegetable/ orchard area. Store Shed.

Greenhouse

Outside tap

Utility / Store Room (14' 8" x 8' 10") or (4.46m x 2.68m)

With stainless steel sink unit, stable door to front and double glazed door to rear. Built in worktops, power and light.

Local Authority

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

Broadband and Mobile phone

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

Viewing

By appointment with selling agents.

Services

Mains electricity, mains water, mains drainage, mains gas.

Directions

From Llandeilo take the B4302 sign posted Talley. Travel on this road into the village passing the school on the right hand side and the property can be found a little further on the left and side.

