



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

**Taliaris  
Llandeilo  
Carmarthenshire.**

Price **£825 Monthly**



- AVAILABLE TO RENT
- A DETACHED 3 BEDROOM COUNTRY COTTAGE
- OIL CENTRAL HEATING & DOUBLE GLAZING
- SPACIOUS GARDEN AREA & PARKING AREA
- BOND £925.00 MINIMUM TERM 6 MONTHS
- COUNCIL TAX BAND D
- BATHROOM & SHOWER ROOM
- IN A RURAL LOCATION WITH FABULOUS VIEWS
- HOLDING DEPOSIT £100.00



**EPC Rating: D64**

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).

**General Description**

AVAILABLE TO RENT - A former Church School Room converted circa 1990 to a 3 bedroom country cottage with spacious gardens and stunning far reaching views over the surrounding countryside.

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Taliaris, Llandeilo, Carmarthenshire.

Property Description

AVAILABLE TO RENT - Glyncollen was built in 1902 of traditional construction under a slated roof, formerly a school room now a country cottage with the benefit of oil central heating and double glazing.

Set in a rural location surrounded by agricultural land with fine far reaching views over the surrounding area approximately 4.5 miles from Llandeilo town.

Situated in a convenient location between Llandeilo town 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 bank, range of shops, places of recreation, primary and secondary education.

The accommodation briefly comprises bathroom, dining room, kitchen, sitting room, 3 first floor bedrooms and shower room.

Entrance Hall

Double glazed entrance door. Laminate floor.

Bathroom (6' 1" x 9' 5") or (1.85m x 2.88m)

With panelled bath, low level wc and pedestal wash hand basin. Partly tiled walls, tiled floor, plumbing for washing machine, fitted worktop and pull switch. Airing Cupboard housing the hot water tank.

Dining Room (16' 3" x 9' 1") or (4.95m x 2.77m)

Radiator, stairs to first floor and understairs storage area housing the oil fired boiler. Double glazed window and laminate floor.

Kitchen (6' 2" x 9' 0") or (1.88m x 2.74m)

With a range of base and wall units with work surfacing over, stainless steel sink unit, partly tiled walls and electric cooker point. 2 double glazed windows, laminate floor and space for fridge.

Sitting Room (16' 3" x 9' 1") or (4.96m x 2.77m)

Radiator, solid fuel room heater, TV point and 2 double glazed windows.

First Floor

Landing with access to roof space.

Taliaris, Llandeilo, Carmarthenshire.

Bedroom 1 (9' 1" x 7' 10") or (2.77m x 2.40m)

Roof light and radiator.

Bedroom 2 (8' 0" x 18' 8" Max) or (2.44m x 5.69m Max)

(narrowing down to 2.80m). Radiator and double glazed window.

Bedroom 3 (16' 0" x 8' 9") or (4.87m x 2.67m)

Radiator, roof light and double glazed window.

Shower Room (5' 10" x 8' 0") or (1.79m x 2.43m)

With wash hand basin, low level wc and shower enclosure. Roof light and radiator. Vanity light and shaver point. Tiled floor.

EXTERNALLY

The property stands in a spacious enclosed garden area laid to lawns.

Timber Store Shed & Oil Tank

Panoramic views over surrounding countryside and beyond.

Off Road Parking Area

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location. Please check with your provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity and mains water. Private drainage.

Council Tax

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Directions

From Llandeilo take the B4302 towards Talley. After approx 4 miles take the third right hand turn on a brow in the road signposted Llansadwrn. Proceed passing a workshop unit (Nant Walter) on your right. Proceed over the stone bridge passing a farm on the left hand side whereby Glyncollen can be found a little further on the right.

