

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.



**Yr Hen Du
New Inn
Llandeilo
Carmarthenshire SA19 7LF**

Price £350,000



- Substantial semi detached family home with four double bedrooms
- Large, bright reception rooms ideal for family living and entertaining
- Set within extensive grounds
- Master with en-suite shower room
- Utility Room and ground floor WC
- Driveway and parking
- Rural setting with excellent access to Llandeilo and wider Carmarthenshire
- Air Source Heat Pump and Solar Panels
- EPC: PENDING



General Description

A rare opportunity to acquire a distinguished period property dating back to circa 1748, recently refurbished to offer a refined yet comfortable family home. This substantial four double bedroom residence stands in generous grounds in the sought after rural hamlet of New Inn, just a short drive from Llandeilo.

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New Inn, Llandeilo, Carmarthenshire.

Property Description

A refurbished 18th Century period property set within spacious grounds in New Inn, just minutes from Llandeilo. Blending character features with modern comfort, this impressive home offers generous accommodation ideal for family living.

The ground floor offers two impressive reception rooms, a spacious kitchen/breakfast room, utility room and a ground floor WC. The first floor provides four double bedrooms, including a master with en-suite, along with a well-appointed family bathroom and an additional storage room.

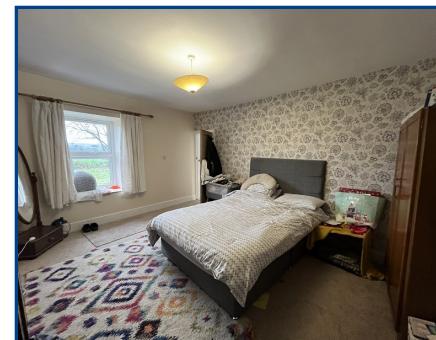
Outside the property has extensive front and rear gardens of approximately 0.5 of an acre with huge scope for improvement.

Situated on the outskirts of Llandeilo with views over the Towy Valley. Llandeilo is within 1.5 miles and offers a wide and varied range of amenities to include a cafes, restaurants, shops, offices and schools. Llandeilo is centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

The Towy Valley is a renowned tourist destination with attractions that include Carreg Cennen, Trap, Dynevor and Dryslwyn Castles, Aberglasney Gardens and the National botanical gardens of Llanarthney are all within easy reach.

Hallway (11' 10" x 5' 0") or (3.60m x 1.52m)

With quarry tiled floor and double glazed door. Coat hooks.



New Inn, Llandeilo, Carmarthenshire.

Viewing Arrangements

By appointment with the selling agents.

Local Authority

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

Broadband and Mobile phone

The mobile phone signal is deemed to be good in this location. The broadband is standard availability.

Services

Mains electricity, mains water

Tenure

Freehold

Council Tax

E

Directions

From Llandeilo continue down Rhosmaen Street to the roundabout and continue towards Llandovery. Turn left onto the B4302 Talley Road for 1.5 miles and the property will be found on the right hand side.

Principle Bedroom (16' 9" x 12' 2") or (5.10m x 3.70m)

With double glazed window and radiator.

En-Suite (11' 7" x 11' 5") or (3.54m x 3.47m)

With low level WC, sink vanity unit with wash hand basin. Tiled walk in shower enclosure. Part timbered walls with painted exposed beams, LVT flooring, double glazed window and skylight. Radiator.

Bedroom 4 (16' 6" x 11' 6") or (5.03m x 3.51m)

With double glazed windows and access to loft. Radiator.

Bathroom (11' 6" x 8' 0") or (3.50m x 2.44m)

With low level WC, vanity unit with wash hand basin with mixer tap. Free standing bath. Walk in shower with rainfall attachment and hand held attachment. Part panelled timber walls. Double glazed window and skylight. Radiator.

EXTERNALLY

The property enjoys extensive gardens and grounds, approached via a gated entrance with a driveway and forecourt to the front. The driveway and forecourt are owned by the property, with the exception of the upper section in front of the neighbour's garage. There are established rights of way over the driveway for the adjoining semi-detached property and for the farmland beyond the top gate, allowing them access to their respective land.

The property benefits from an open car port, which adjoins a garage belonging to the neighbouring semi-detached house. Outside, there is a large lawned front garden, an enclosed rear garden, and a side garden area with a concrete pathway. The property also enjoys additional access from a rear road.

CAR CHARGING POINT TO THE FRONT OF THE HOUSE

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