



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

Yr Hen Ddu New Inn Llandeilo Carmarthenshire.

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: B 83



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 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.

EPC Rating: B83

Tel: **01558 823 601**

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

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

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.

Inner Hall (11' 1" x 6' 2") or (3.39m x 1.88m)

With solid wood parquet floor. Stairs to first floor. Radiator.

Living Room (28' 8" Max x 15' 3" Max) or (8.74m Max x 4.66m Max)

With log burner, exposed stone surround and tiled hearth. Parquet floor, double glazed windows and two radiators.

Dining Room (18' 1" x 16' 1") or (5.50m x 4.89m)

Former inglenook fireplace with tiled hearth, alcove storage, double glazed window and radiator.

Kitchen (22' 9" x 10' 6") or (6.94m x 3.20m)

With base and drawer units, bowl and a half stainless steel sink unit with mixer tap. Intergrated dishwasher, Cook Master range style electric oven with 7 ring gas hob. Double glazed window and double glazed patio door to rear.

Utility Room (12' 3" x 8' 8") or (3.73m x 2.64m)

With drawer units, plumbing for washing machine and appliance space. Stainless steel sink with drainer. Double glazed window and radiator.

W.C. (10' 6" x 4' 0") or (3.19m x 1.22m)

With low level wc, wash hand basin with vanity unit and heated towel rail. Heat source air pump.

First Floor

Landing

With double glazed window.

Bedroom 1 (13' 5" x 8' 11") or (4.08m x 2.73m)

With double glazed window and radiator.

Bedroom 2 (13' 10" x 12' 2") or (4.22m x 3.70m)

With double glazed window and radiator.

Storage Room (13' 11" x 2' 10") or (4.24m x 0.87m)

With access to loft space.

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.

EV CAR CHARGING POINT TO THE FRONT OF THE HOUSE

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.

