

**Manordeilo  
Llandeilo  
Carmarthenshire.**

Guide Price **£275,000**



- **On Line Auction - Wednesday, 31st July 2024**
- Detached Farmhouse Requiring Refurbishment
- Bungalow, Outhouse, Substantial Shed & Dutch Barn
- Approximately 5.7 Acres
- Off Road Parking
- What3Words: thousands.knee.booklet



**General Description**

TO BE SOLD BY ONLINE AUCTION - GUIDE PRICE £275,000. \*\* This Auction will be held by our joint Auctioneers - Auction House Wales [www.auctionhouse.co.uk](http://www.auctionhouse.co.uk) \*\* Bidding will open at 12 Noon on Monday, 29th July 2024 and will run until 12 Noon on Wednesday, 31st July 2024.

# Manordeilo, Llandeilo, Carmarthenshire.

## Property Description

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A detached farmhouse requiring refurbishment throughout with ample off road parking, two outhouses with one of which has been converted to a bungalow. We understand that planning permission was obtained for the conversion of the two outbuildings to 2 x holiday accommodation units, however, we would advise any interested parties to make their own enquiries regarding this, through the local authority planning department. There is also a substantial steel framed garage/shed along and a Dutch Barn and approximately 5.7 acres located directly behind the property.

The property fronts the A40, access to the property is via a side road which appears to be shared with other properties. Good access is offered to the popular town of Llandeilo which provides a good range of shopping facilities, various amenities and school.

Please follow the What3Words for the exact location: thousands.knee.booklet

**Farmhouse**

**Hallway**

**Lounge**

**Sitting Room**

**Kitchen/Dining Room**

**First Floor**

**Landing**

**Master Bedroom With En-Suite**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom/W.C.**

**Bungalow**

**Living Room**

**Kitchen**

**Bedroom**

**Bathroom**

**Externally.**

Ample off road parking, further outbuilding for conversion, Dutch Barn, substantial steel framed shed/garage.

**Land**

The land extends to approximately 5.7 acres in total.

**What3Words**

thousands.knee.booklet

Please use the above what3words for exact location off the A40.

**Tenure**

We are advised that the property is Freehold.

**Council Tax**

Unknown

**Services**

We are advised that mains electricity, private water and private drainage serve both the main house and the outbuilding accommodation.

**Local Authorities**

Carmarthenshire County Council, 3 Spilman Street, Carmarthen, Carmarthenshire, SA31 1LE. Tel: (01267) 234567.

**Viewing**

Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Landovers Office (01550) 720440.



### 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](mailto:surveys@ctf-uk.com).