



## **Llwyn Y Brain , Manordeilo, Llandeilo, SA19 7BB**

**Offers in the region of £435,000**

A traditional built detached property set in a rural location with far reaching views in the village of Manordeilo. The property is located 4.5 miles from Llandeilo town which offers a range of boutique shops, restaurants, schools and transport facilities. Accommodation comprises entrance hall, lounge/breakfast room, dining room, kitchen, utility room, rear hall, wet room, reception room/bedroom, 3 bedrooms and bathroom. The property also has a detached stone barn with 3 rooms ideal for further accommodation/annexe subject to the necessary planning consent. The property benefits from oil central heating, uPVC double glazing, ample off road parking, front and rear gardens and far reaching views.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with stairs to first floor, tiled floor, radiator and textured and coved ceiling.

## Lounge/Breakfast Room

23'4" x 11'2" red to 9'4" (7.13 x 3.41 red to 2.86)



with feature fireplace with wood burning stove with shelving either side, quarry tiled floor, beamed ceiling, radiator and uPVC double glazed window to front and rear.

## Kitchen

9'1" x 12'9" (2.79 x 3.89)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, Rangemaster with 2 electric ovens, warming drawer and grill, 4 rings and

hot plate with stainless steel extractor over, under stairs cupboard, part tiled walls, quarry tiled floor, textured and coved ceiling and 2 uPVC double glazed windows to rear.

## Dining Room

12'1" x 11'6" (3.7 x 3.52)



with feature fireplace with wood burning stove, quarry tiled floor, textured and coved ceiling and uPVC double glazed window to front.

## Utility Room

10'11" x 4'7" (3.35 x 1.41)

with stainless steel sink unit, plumbing for automatic washing machine, shelving, coat hooks, radiators, quarry tiled floor and textured and coved ceiling.

## Hall

11'5" x 4'1" (3.48 x 1.25)

with radiator, quarry tiled floor, coat hooks and uPVC double glazed stable door to side.

## Reception Room/Bedroom

11'4" x 12'4" (3.46 x 3.76)



with radiator, double glazed patio doors to front with side panels and 2 uPVC double glazed windows to side.

## Wet Room

7'8" x 5'1" (2.34 x 1.57)



with low level flush WC, pedestal wash hand basin, electric shower unit, heated towel rail, tiled walls, tiled floor, vanity light, extractor fan, roof light and hatch to roof space.

## First Floor

### Landing

with large walk in airing cupboard with hot water tank and slatted shelves, hatch to roof space, radiator, textured and coved ceiling and uPVC double glazed window to rear.

## Bedroom 1

14'4" red to 7'6" x 18'6" (4.39 red to 2.3 x 5.66)



with built in fitted wardrobes with central mirror, radiator, textured and coved ceiling and 2 uPVC double glazed window to front with scenic views.

## Bedroom 2

11'10" x 10'7" (3.63 x 3.24)



with radiator, coved ceiling and uPVC double glazed window to front with scenic views.

### Bedroom 3

11'3" x 11'11" red to 10'11" (3.44 x 3.64 red to 3.34)



with radiator, textured and coved ceiling and uPVC double glazed window to rear overlooking the garden.

### Bathroom

8'9" x 12'0" (2.67 x 3.66)



with low level flush WC, pedestal wash hand basin, panelled bath, large shower enclosure with electric shower, radiator, part tiled walls, textured and coved ceiling and uPVC double glazed window to rear.

### Outside



with tarmac side drive with ample parking, front enclosed paved garden with feature pond, ornamental trees and flowerbeds. Rear garden with lawned garden, paved patio area and raised flower beds, side orchard with concrete patio area and boiler shed with oil boiler.

### Detached Barn



A detached stone barn recently re-roofed, ideal for further accommodation/annexe subject to necessary planning consent.

### Room 1

12'7" x 15'6" (3.84 x 4.73)

with power and light connected and window. Opening to

### Room 2

34'8" x 15'5" (10.57 x 4.72)

with 2 windows and stable doors.

### Room 3

7'8" x 16'11" (2.35 x 5.16)

with window, door, light connected and dog run.

**Services**

Mains electricity, water and private drainage.

**Council Tax**

Band E

**NOTE**

All photographs are taken with a wide angle lens.

**Directions**

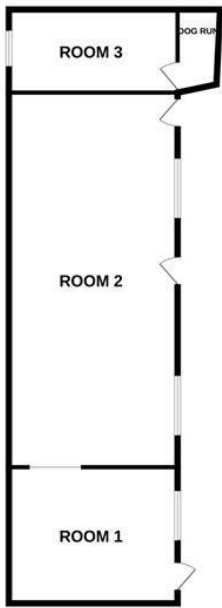
From Llandeilo take the main A40 towards Llandovery. Travel for approximately 4 miles into Manordeilo, turn left passing Dolau Tywi (Opposite Tywi Twts). Proceed up the hill for half a mile and the property can be found on the left hand side.

**Agents Note**

We have been informed by the vendor that there is an option to purchase some further land of approximately 13 acres or thereabouts some 6 miles away from the property.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.