



## **Reform Cottage , Salem, Llandeilo, SA19 7ND**

**Offers in the region of £449,500**

Nestled in the charming village of Salem, Llandeilo, this detached cottage is a true gem waiting to be discovered. A delightful detached cottage with annex. Main house comprises entrance hall, dining room, sitting room, bedroom, bathroom, kitchen, utility room, upstairs bedroom and through room (potential to be a fourth bedroom). Annex comprises lounge, kitchen and bedroom with en suite.

Step outside to explore the woodland surrounding the property, perfect for leisurely strolls and enjoying nature at its finest. The picturesque garden is a delightful spot for relaxing or entertaining, offering a tranquil escape from the hustle and bustle of everyday life.

Additionally, the presence of an annex provides versatility and potential for various uses, whether it be a guest suite, a home office, or a creative space - the choice is yours.

Don't miss out on the opportunity to own this charming cottage in Salem, where every corner is filled with character and endless possibilities.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

## Bedroom 2

14'0" x 9'2" (4.28 x 2.80)



with radiator and uPVC double glazed window to side and door to rear.

## Bathroom

7'11" x 5'6" (2.43 x 1.69)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, part tiled walls, part tongue and groove walls, tiled floor, heated towel rail and uPVC double glazed window to rear.

## Dining Room

13'3" x 12'1" (4.05 x 3.69)



with open tread stairs to first floor, Rayburn providing domestic hot water and central heating, textured and beamed ceiling and uPVC double glazed Sash window to front. Steps up to

## Sitting Room

13'2" x 12'2" (4.02 x 3.73)



with log burner, radiator, textured and beamed ceiling and uPVC double glazed Sash window to front.

## Kitchen

6'11" x 17'2" (2.11 x 5.24)

with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with monobloc tap, 4 ring electric hob with extractor over and oven

under, part tiled walls, radiator, textured and beamed ceiling and uPVC double glazed window to side and door to rear.

### Utility Room

6'11" x 9'8" (2.12 x 2.95)



with range of fitted base and wall units, plumbing for automatic washing machine, tiled floor, radiator, textured and beamed ceiling and 2 uPVC double glazed windows to rear.

### First Floor

#### Through Room

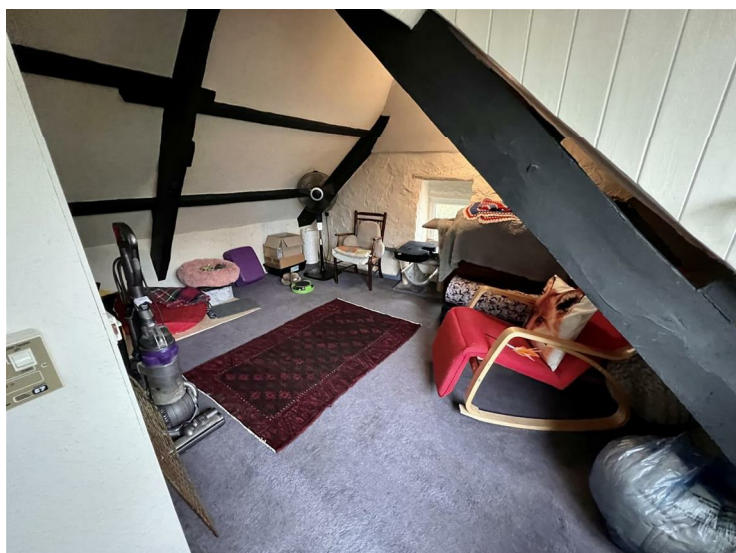
13'4" x 13'0" (4.07 x 3.98)



with exposed floorboards, radiator, textured and beamed ceiling and uPVC double glazed window to side and rear.

### Bedroom 3

13'3" x 14'9" (4.06 x 4.52)



with built in cupboard, part tongue and groove walls, textured and beamed ceiling, sloping headroom and uPVC double glazed window to side and rear.

### Separate Annex

#### L Shape Hall

1.51 inc to 2.70 x 2.96 red to 0.91

with hatch to roof space, textured ceiling and uPVC double glazed window to front and door to front and rear.

#### L Shape Lounge

16'0" red to 4'11" x 18'4" red to 8'9" (4.89 red to 1.51 x 5.59 red to 2.67)

with feature fireplace with tiled hearth, 2 economy 7 heaters, textured ceiling and uPVC double glazed window to front and rear.

### Kitchen

7'4" x 7'8" (2.25 x 2.36)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit

with mixer taps, electric cooker point, part tiled walls, laminate floor and uPVC double glazed window to rear.

### Bedroom

10'7" red to 8'3" x 9'3" (3.23 red to 2.53 x 2.82)



with hatch to roof space, textured ceiling and uPVC double glazed window to side.

### En Suite

2'5" x 12'0" (0.74 x 3.66)

with low level flush WC, pedestal wash hand basin, tiled shower cubicle with electric shower, tiled walls, tiled floor, part textured ceiling and uPVC double glazed window to rear.

### Outside



with off road parking to front and side access leading to rear garden with paved patio area, lawned gardens, concrete built outbuilding with profile sheet roof, enclosed mesh run for pets, well established herbaceous and flowers borders leading down to woodland which has wetland garden as the far end with naturalised spring flowers.

### Services

Solid Fuel heating to the main house and economy 7 heating in the annex, mains electricity, water meter and septic tank.

### NOTE

All photographs are taken with a wide angle lens.

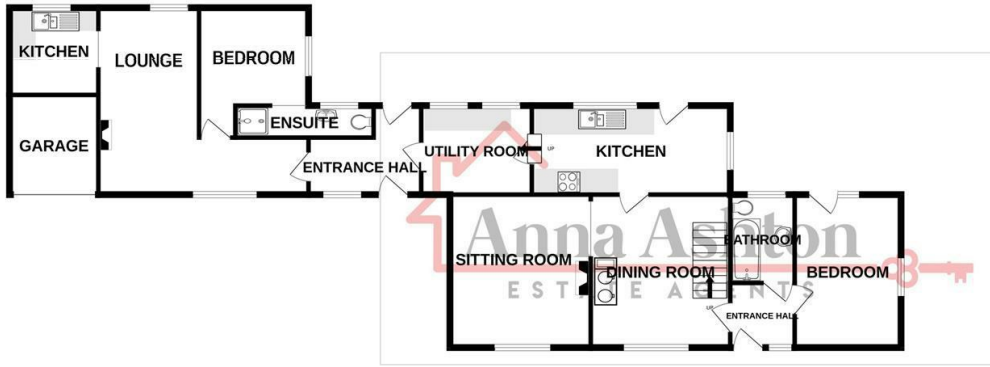
### Council Tax

Band E

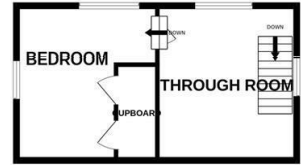
### Directions

From the A40 Llandeilo to Llandovery Road turn left onto the B4302 towards Talley. Travel for around 2 miles then turn left signposted to Salem, follow this road to the 'T' junction then turn right. Continue on this road which will take you through the village of Salem. Travel for a further 0.5 miles and the property can be found on the right hand side.

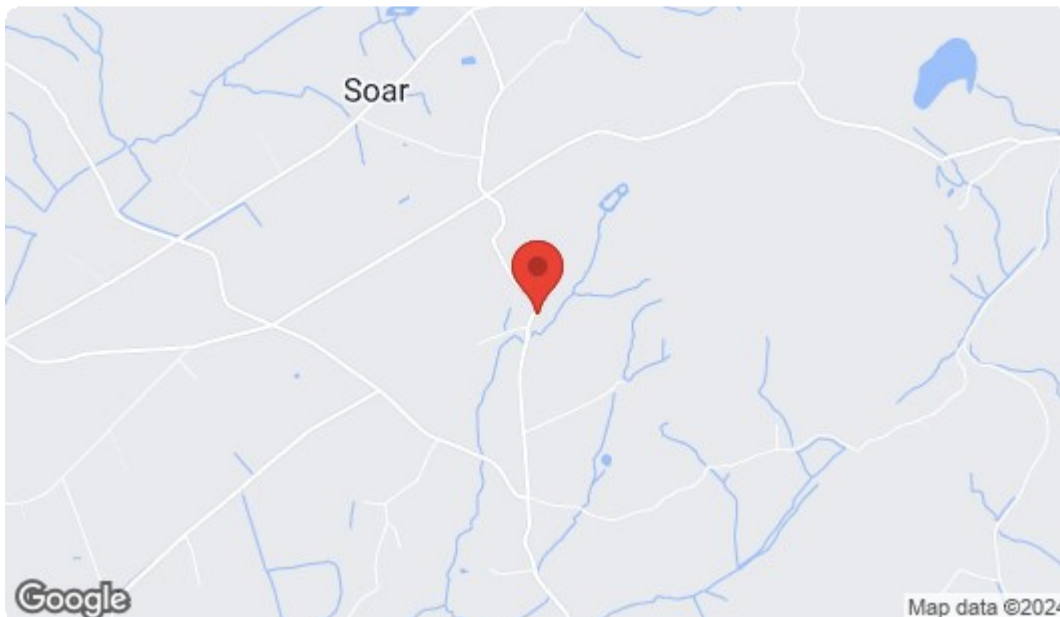
GROUND FLOOR



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>		
(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 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Please note:

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