



Bryn Deryn Talley Road, Llandeilo, Llandeilo, SA19 7HS

Offers in the region of £525,000

This deceptively spacious detached bungalow offers a unique blend of comfort and space, set within an impressive seven acres of land. With three well-proportioned bedrooms, this property is ideal for families or those seeking the potential for a small holding or equestrian pursuits. One of the standout features of this property is the large workshop, which presents a fantastic opportunity for hobbyists or those in need of a separate dwelling (STPP). Whether you envision a creative studio, a home office, or a space for DIY projects, this workshop is sure to meet your needs.

The bungalow features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The two bathrooms provide ample facilities for family living, ensuring convenience and privacy for all residents.

The expansive grounds with the bungalow offer endless possibilities for outdoor activities, gardening, or simply enjoying the serene landscape. This delightful bungalow on Talley Road is not just a home; it is a lifestyle choice, providing a perfect balance of rural tranquillity and modern conveniences. With its generous land, versatile workshop, and thoughtful amenities, this property is a rare find in the Llandeilo area. We invite you to explore the potential of this wonderful home and make it your own.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

6'7" x 5'1" (2.01 x 1.56)

with tiled floor, beamed ceiling and stable door to

Lounge

21'4" x 15'0" (6.52 x 4.58)



with log burner, tiled floor, radiator and uPVC double glazed window to front. Opening to

Kitchen

13'6" x 15'1" (4.14 x 4.60)



with range of fitted base and wall units, display cabinets, Belfast sink unit with mixer taps, Smeg induction cooker with extractor over, integrated automatic dishwasher, central island with breakfast bar, part tiled walls, tiled floor, radiator and uPVC double glazed window either side.

Hall

7'1" x 5'1" (2.17 x 1.57)

with hatch to roof space, radiator, tiled floor and uPVC double glazed window to side.

Bathroom

7'3" x 9'5" (2.23 x 2.89)



with low level flush WC, vanity wash hand basin, panelled bath with shower over and glass screen, heated towel rail, part tiled walls, tiled floor, downlights, extractor fan and uPVC double glazed window to side.

Bedroom 3

12'10" x 15'0" (3.92 x 4.59)



with laminate floor, radiator and uPVC double glazed window to rear.

Hall

Bedroom 2

13'11" x 15'2" (4.26 x 4.64)



with hatch to roof space, laminate floor, radiator and uPVC double glazed window to rear.

Bedroom 1

15'8" x 14'11" (4.80 x 4.56)



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

En Suite

5'2" x 7'2" (1.58 x 2.19)



with low level flush WC, vanity wash hand basin with cupboard under, shower enclosure with dual head shower, part tiled walls, tiled floor, extractor fan and single glazed stained window to rear.

Utility Room

5'2" x 9'8" (1.58 x 2.96)



with base and wall units, stainless steel single drainer sink unit, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator and uPVC double glazed window to front.

Outside



with gravelled parking to side, double gated entrance to brick paved driveway with ample parking, store shed, Japanese garden with decorative stone areas, lawned areas, bamboo walkways, mature shrubs and trees, 2 fields, paved patio areas, timber shed.

Workshop/Art Studio

23'5" x 34'8" (7.16 x 10.57)



with log burner, hatch to roof space, uPVC double glazed window to side and door to front.

Tractor Shed/Workshop

23'5" x 17'6" (7.16 x 5.34)



with power and light connected, window to side and double doors to front.

Services

Mains electricity, water and drainage. Air Source Heat Pump and Solar Panels.

Council Tax

Band F

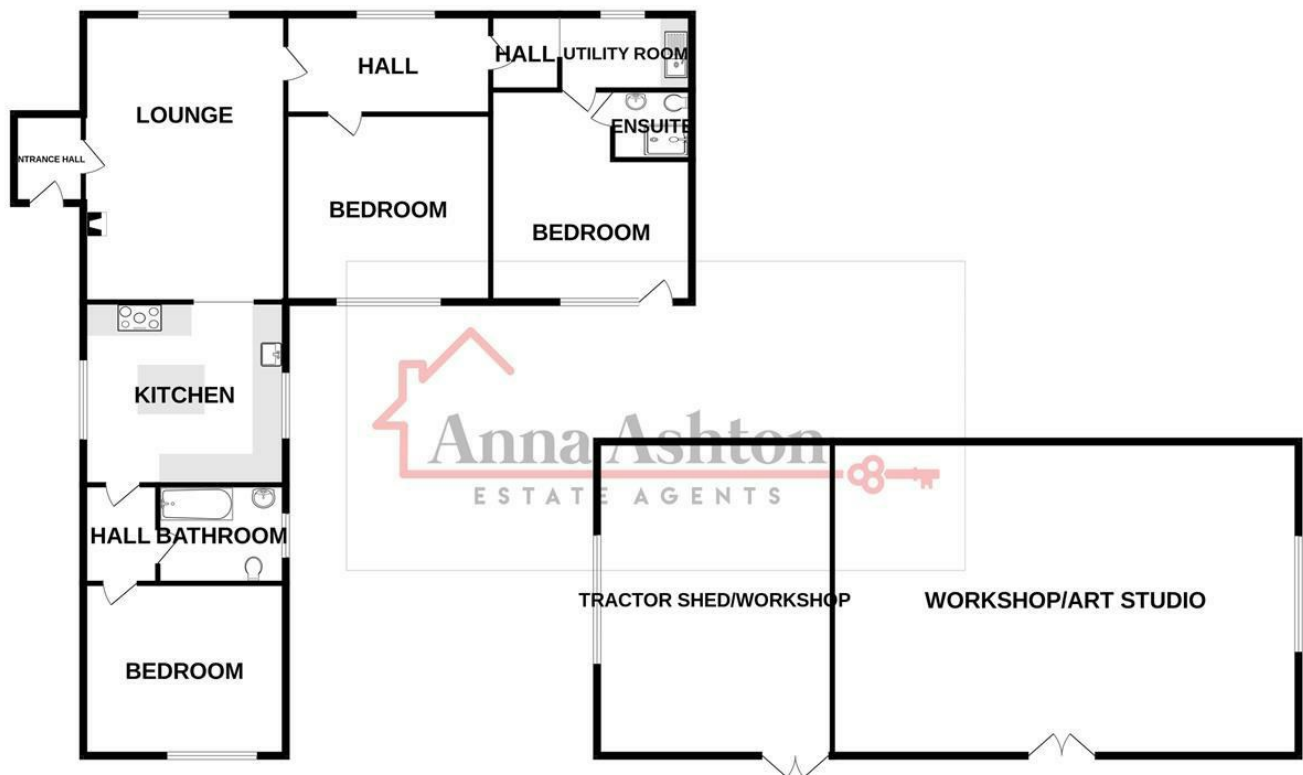
NOTE

All internal photographs are taken with a wide angle lens.

Directions

From Llandeilo head towards Llandovery, go straight over the roundabout then turn left onto the B4302 towards Talley and travel up the hill and the property can be found on the left hand side, identified by our For Sale board.

GROUND 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) A		91
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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