

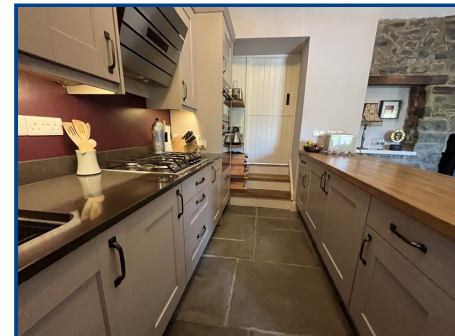


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales



**Church House  
Talley  
Llandeilo  
Carmarthenshire SA19 7AX**

Price **£249,950**



- Church House, Talley - A serene retreat overlooking Talley Abbey.
- Move In Condition
- Open Plan Kitchen, Living and Dining Room
- Two Double Bedrooms
- Many Character Features
- Gas Central Heating
- EPC: D64

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

**EPC Rating: D64**

**General Description**

A rare opportunity to acquire a unique and characterful property in the heart of the village of Talley. Positioned in an elevated setting, Church House enjoys views over the historic ruins of Talley Abbey and the surrounding Carmarthenshire countryside.

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Tel: **01558 823 601**

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

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

## Talley, Llandeilo, Carmarthenshire.

### Property Description

A rare opportunity to acquire an unique and characterful property in the heart of the village of Talley. Positioned in an elevated setting, Church House enjoys views over the historic ruins of Talley Abbey and the surrounding Carmarthenshire countryside.

This charming stone-built home offers spacious accomodation, combining traditional features with modern comforts. The property comprises two well proportioned bedrooms, shower room and a welcoming open plan kitchen, living and dining room ideal for entertaining. Outside, the garden and patio area offer perfect spaces to relax and take in the peaceful surroundings.

Situated within easy reach of Llandeilo, Church House is ideally suited as a full time residence, a country retreat, or a luxury holiday let investment.

Whilst the village itself offers a local primary school and pop-up shop, just a couple of miles away, a historic National Trust owned public house in Cwmdru, which also incorporates a post office and shop, is at the heart of this friendly community. More comprehensive amenities can be found in Llandeilo, 7 miles away, which has been voted by the Sunday Times as one of the best places to live in Wales. The county town of Carmarthen is within easy motoring distance, with good shopping, a main line railway station and a general hospital.

### Door to:

#### Entrance Lobby (5' 1" x 2' 8") or (1.54m x 0.82m)

With coat hooks, in-built storage cupboards, tiled flagstone floor and radiator.

#### Open Plan Kitchen / Dining / Sitting Room (14' 0" x 23' 10") or (4.27m x 7.26m)

Kitchen area with wall, base and drawer units with oak and granite worktops over. Integrated dishwasher, integrated fridge. AEG double oven with microwave, Gas hob with AEG induction hood over. In-built wine rack, ceramic bowl and half sink unit with mixer tap. Flagstone tiled floor, two traditional style radiators and multi fuel burner. Natural stone wall, exposed beams and two double glazed timber windows to front. TV point.

#### Inner Hall/Utility Area

Steps up into Utility area with built in cupboard housing plumbing for washing machine and space for dryer. Integrated fridge and freezer. Traditional quarry tiled floor, down lights, wall, and base units with oak work top over. Double glazed sky light, access to loft space (with built in folding ladder) and composite door to side. Traditional style radiator and telephone point.

## Talley, Llandeilo, Carmarthenshire.

### Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

### Viewing Arrangements

By Appointment With The Selling Agent.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

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### Directions

From Llandeilo continue out of the town passing the petrol garage on the left hand side. Continue through the roundabout onto the A40 to Llandovery and quickly take the first left signposted B4302 Talley Road. Continue on this road to the village of Talley passing the School on the right hand side. Take the left fork signposted the Abbey and the property will be found on the left hand side.

### Shower Room (5' 9" x 8' 0" Max) or (1.74m x 2.44m Max)

Traditional quarry tiled floor and part ceramic tiled walls. Walk in shower enclosure with mains rainfall shower head and hand held attachment. Low level WC, wash hand basin with vanity cupboard below, Welsh slate worktop and shaver point. Extractor fan, down lights, cupboard housing Worcester wall mounted gas boiler. Traditional radiator with towel warmer.

### Bedroom (11' 0" x 11' 5") or (3.35m x 3.47m)

Step down. With exposed beams, tiled floor, radiator, two timber windows and timber stable door into rear garden. Painted natural stone walls and wall lights.

### Bedroom (8' 9" x 12' 10") or (2.66m x 3.92m)

With radiator and timber window to rear.

### EXTERNALLY

Front walled garden with fabulous views of the Abbey and beyond. Concrete and graveled pathways. Outside light and log store.

Steps up to enclosed rear garden with paved patio area and paved pathway. Raised timber decking area. Outside tap and light. Ornamental Laburnum tree and crab apple tree.

### Broadband and Mobile phone

The mobile signal is dependant on provider and broadband is deemed good in this location.

### Agents Note

The property has a right of way through the rear garden of the neighbouring property (Rhoslyn)

