



Ro Fawr Farmhouse Dryslwyn, Carmarthen, Carmarthenshire, SA32 8RP

Offers In The Region Of £495,000

- IMPRESSIVE GEORGIAN FARMHOUSE IN SUPERB SETTING
- MAGICAL TOWY VALLEY LOCATION
- COURTYARD SETTING IN LANDSCAPED GARDENS
- 7 ACRES PASTURE PADDOCKS BORDERING RIVER
- 4 RECEPTIONS AND KITCHEN
- 5 BEDROOMS AND 2 BATHROOMS
- IN NEED REFURBISHMENT
- EPC E
- OIL FIRED CENTRAL HEATING AND UPV DOUBLE GLAZING

Ro Fawr Farmhouse Dryslwyn, Carmarthen SA32 8RP

An outstanding opportunity to acquire a wonderful period farmhouse, set in a magical location amidst the breathtaking scenery of the Towy Valley, just a short distance from the popular country market town of Llandeilo.

Arranged around a courtyard setting, the farmhouse retains a wealth of original character and charm, while standing within its own grounds extending to approximately 7 acres. The accommodation is generously proportioned and provides: Reception Hall, Drawing Room, Superb Conservatory, Study, Fitted Kitchen/Breakfast Room, Utility Room, Cloakroom, Sitting Room with feature fireplace, Lounge, Master Bedroom with Dressing Room, four further Bedrooms and two Bathrooms.

The property benefits from uPVC double glazing and oil-fired central heating.

Approached via a long driveway leading to a shared courtyard, the farmhouse is surrounded by wonderful mature grounds, including extensive lawned gardens and two productive paddocks extending to approximately 7 acres, which border the River Towy.

A rare and special property in a truly beautiful setting. Viewing is essential to fully appreciate all that is on offer — book an appointment today.



Council Tax Band: E



ENTRANCE HALL

17'4" x 11'8"

Attractive Staircase to 1st Floor. Access to Annex. Access to kitchen / breakfast room. Access to Drawing Room.

DRAWING ROOM



21'8" x 13'11"

Access to conservatory. Access door to study.

CONSERVATORY



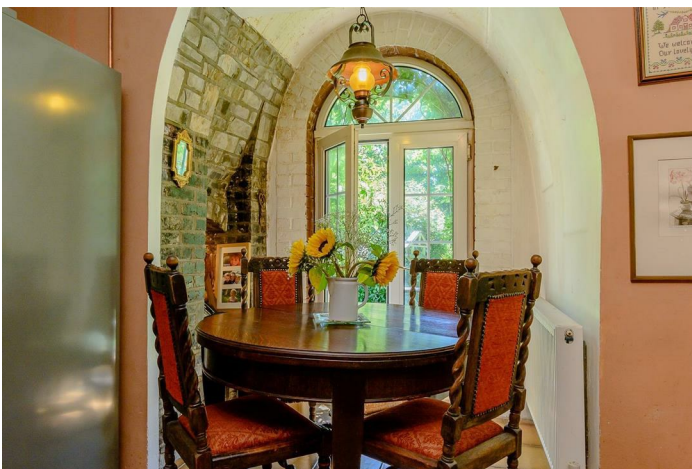
28'2" x 15'9"

STUDY / DINING ROOM

13'4" x 11'11"

Access to kitchen / breakfast room.

KITCHEN / BREAKFAST ROOM



13'9" x 11'11"

1ST FLOOR - LANDING

MASTER BEDROOM SUITE



14'1" x 13'10"

DRESSING AREA

10'4" x 10'3"

BEDROOM



13'9" x 11'11"

BEDROOM

13'11" x 11'1"

BATHROOM

THE ANNEX - GROUND FLOOR KITCHEN

16'2" x 7'9"

Access to Cloaks and Sitting Room.

CLOAKROOM

OUT OF OFFICE HOURS CONTACT



Jonathan Morgan 07989 296883

WEBSITE

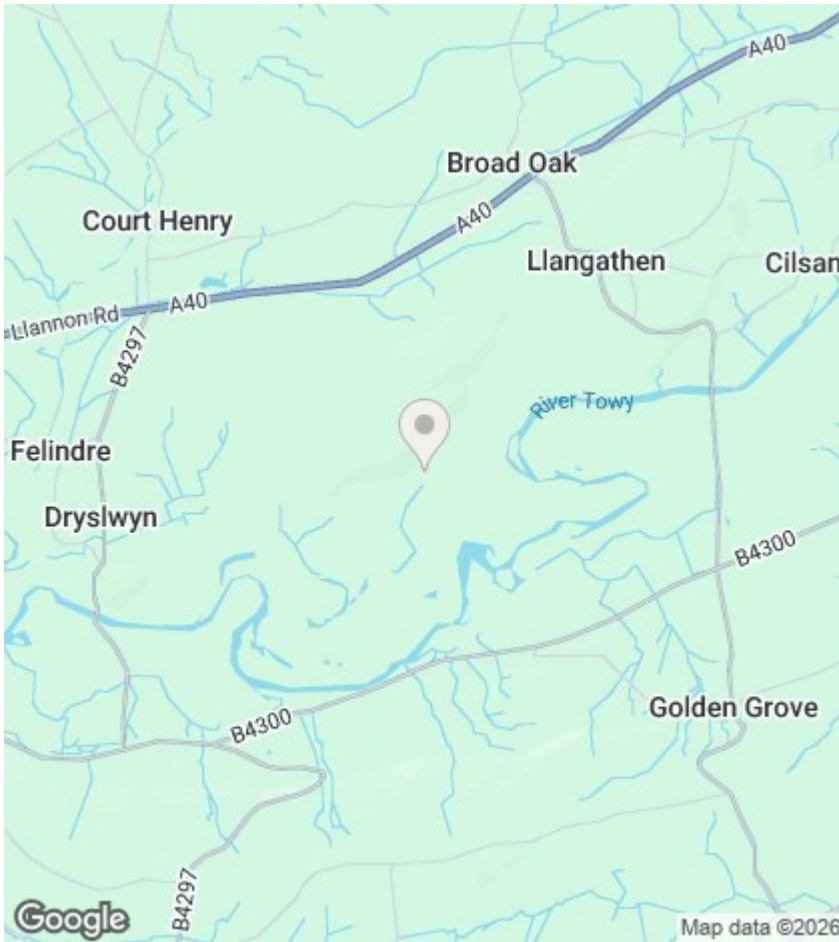
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Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

