



Pretoria House , Talley, Llandeilo, SA19 7YR

Offers in the region of £425,000

Welcome to this large detached house (the old post office) located in the picturesque village of Talley, Llandeilo. This property boasts an impressive 5 bedrooms and 4 bathrooms, providing ample space for a growing family or those who love to entertain guests.

As you step inside, you are greeted by a spacious open plan large kitchen/diner that offers a warm and inviting atmosphere. The bedrooms are generously sized, ensuring everyone in the household has their own private sanctuary to retreat to.

The property's detached status means you'll enjoy the luxury of privacy and tranquillity, away from the hustle and bustle of the outside world. Whether you're enjoying a morning coffee in the garden or hosting a summer barbecue, this house offers the perfect setting for creating lasting memories with loved ones.

Located in the charming village of Talley, you'll have easy access to local amenities, scenic walking trails, and historical landmarks.

Don't miss out on the opportunity to make this house your home with its spacious layout, modern amenities, and idyllic location.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

10'2" x 5'6" (3.11 x 1.69)

with stairs to first floor, radiator, wood floor and coved ceiling.

Lounge

12'4" into bay x 12'4" (3.78 into bay x 3.76)



with feature fireplace, wood floor, radiator, coved ceiling and uPVC double glazed bay window to front and double doors to

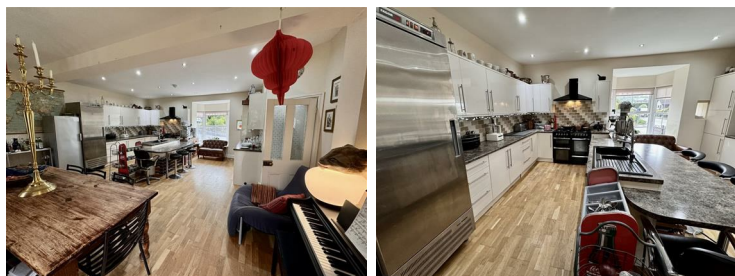
Sitting Room/Office

12'0" x 10'11" (3.67 x 3.35)

with feature fireplace, wood floor, radiator and uPVC double glazed French doors to rear.

Kitchen/Diner

24'10" x 17'8" inc to 20'2" (7.59 x 5.39 inc to 6.17)



with range of fitted base and wall units, one and a half bowl sink unit with mixer shower tap, free standing Flavel Range dual fuel, plumbing for automatic dishwasher,

breakfast bar, part tiled walls, wood floor, radiator, under stairs cupboard and uPVC double glazed bay window to front, window to side and French doors to rear.

Utility

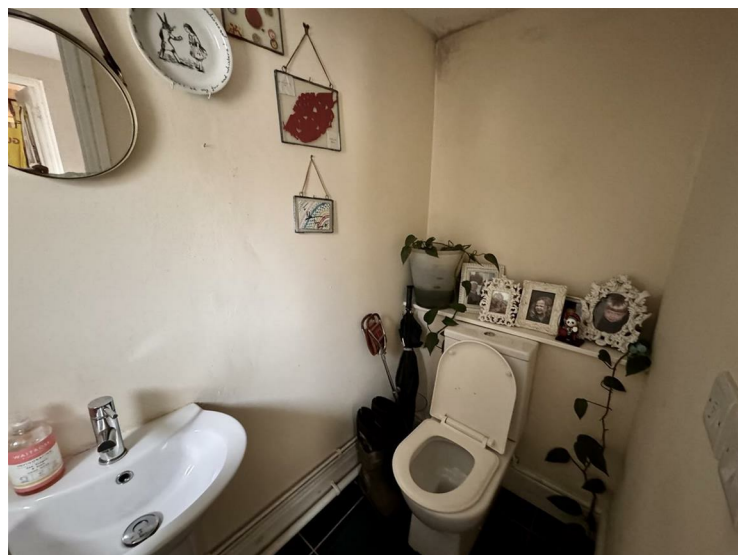
6'9" x 6'3" (2.08 x 1.91)



with range of fitted base units, stainless steel single drainer sink unit with monobloc tap, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator and uPVC double glazed door to rear.

Downstairs WC

7'0" x 3'5" (2.14 x 1.05)



with low level flush WC, pedestal wash hand basin, tiled floor, extractor fan, radiator and uPVC double glazed window to rear.

First Floor

Landing

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

Bedroom 1

20'11" x 11'5" max (6.39 x 3.48 max)



with vaulted ceiling, 2 radiators and uPVC double glazed window to rear and Fakro window to front.

En Suite

9'10" x 7'8" (3.02 x 2.36)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains dual head shower, slipper bath with shower attachment taps, tiled floor, part tiled walls, heated towel rail, extractor fan and uPVC double glazed window to rear.

Bedroom 2

11'2" x 18'1" (3.41 x 5.53)



with built in cupboard, radiator and 2 uPVC double glazed windows to front.

En Suite

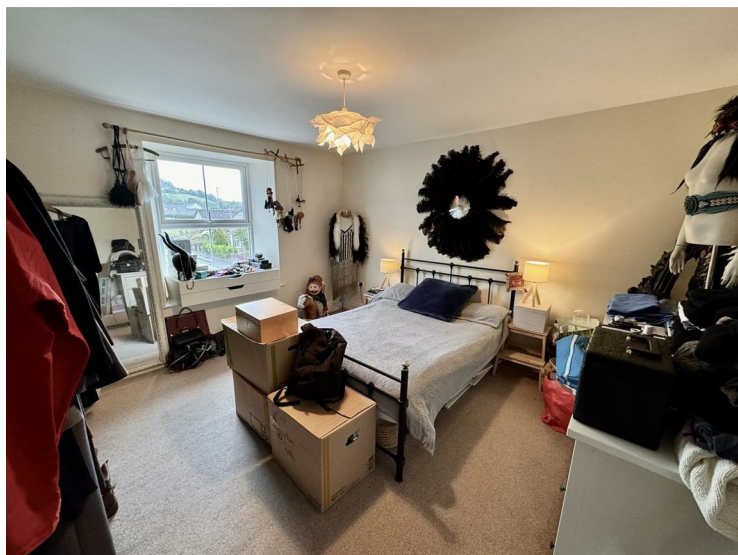
8'9" x 5'6" (2.69 x 1.68)



with low level flush WC, pedestal wash hand basin, corner shower enclosure with mains shower, tiled walls and tiled floor and uPVC double glazed window to front.

Bedroom 3

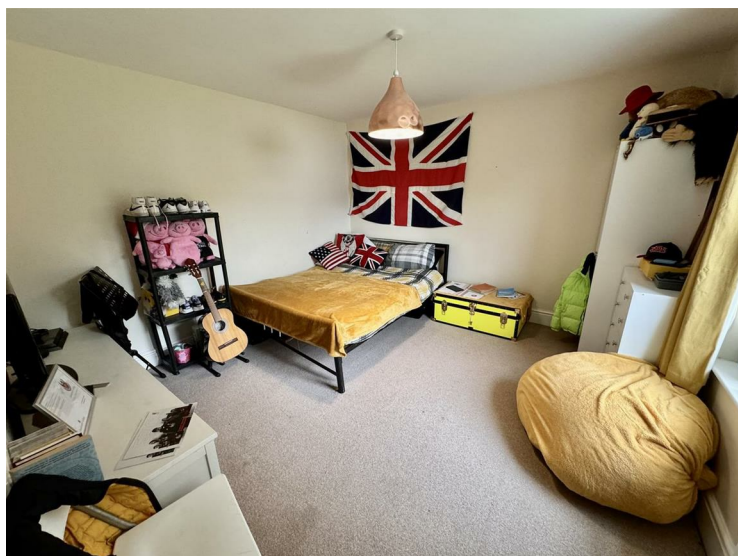
12'10" x 12'2" (3.93 x 3.71)



with radiator and uPVC double glazed window to front.

Bedroom 4

11'9" x 12'2" (3.59 x 3.73)



with radiator and uPVC double glazed window to rear.

Bathroom

9'11" x 9'1" (3.04 x 2.79)



with low level flush WC, pedestal wash hand basin with drawers under, panelled bath with shower attachment taps, shower enclosure with mains shower, part tiled walls, tiled floor, extractor fan, shaver point, heated towel rail and uPVC double glazed window to rear.

Second Floor

Landing

Store Room (3.71 x 2.64) - with wall mounted gas boiler providing domestic hot water and central heating and access to eaves storage.

Bedroom 5

13'0" x 8'0" (3.97 x 2.45)



with radiator and Fakro roof window to rear.

En Suite

6'11" x 9'8" (2.11 x 2.96)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains dual head shower, heated towel rail, part tiled walls, tiled floor and Fakro window to rear.

Outside



with lawned garden to front, off road parking for 2 cars to front. pedestrian access to working phone box, side access to rear garden with paved patio and lawned garden.

Attached Garage

16'6" x 11'6" (5.03 x 3.52)

with power and light connected and up and over door.

Services

Mains gas, electricity, water and drainage.

Council Tax

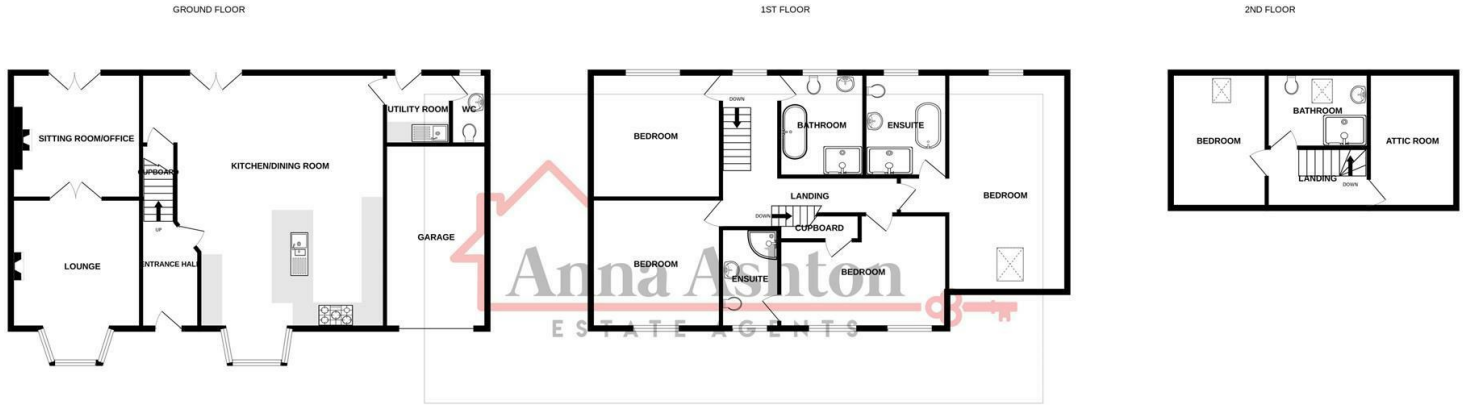
Band E

NOTE

All 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. Travel for almost 7 miles into the village of Talley and the house can be found in front of you.



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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		66
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.