

# NEW LODGE Talog, Carmarthen, Carmarthenshire SA33 6NZ

Price Guide £500,000



- Detached Four Bedroom Family Home
  - Superb Multipurpose Barn c. 60' x 40'
- Lovely Pasture Paddocks and Some Woodland
  - Approx. 19 Acres In All
- Rural Location with Lovely Views

REF: EO8245

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle

## GENERAL AND SITUATION

Approximate Distances:  
Cynwyl Elfed 4 miles • Carmarthen 7miles

A refurbished four bedroom family home set in approx. 19 acres with a superb multipurpose barn, pasture paddocks and some woodland in a lovely rural location with fine views.

We understand the house was rebuilt in the mid 1980's and has been refurbished within the last five years. The property makes an ideal smallholding and the current owners keep a wide variety of livestock including sheep, pigs, goats and horses.

Talog is a secluded Carmarthenshire village and has a popular farmers market every two months. There is a garage, village shop and post office in nearby Cynwyl Elfed and Carmarthen is within easy reach providing a full range of shops and amenities as well as access onto the A48 dual carriageway which links to the M4 Motorway.

## THE RESIDENCE

A fine family home with oil fired central heating and double glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** through the front door leads via a **Reception Hall** into a spacious **Living / Dining Room** which has a freestanding log burner and access through to the **Kitchen** which is fitted with a range of built-in units with worksurfaces incorporating 1½ bowl sink, cooker point with extractor hood, plumbing for dishwasher and washing machine and a door leading through to a **Utility Room**.

Double doors from the living / dining room open into a **Conservatory** which has a side door leading outside and a further door opening into a **Storage Room**.

There is a separate **Living Room** which has a fireplace with log-burner and door leading through to the **Ground Floor Bedroom / Study** which has a door leading outside and an **En Suite Bathroom** fitted with a panelled bath, WC and wash hand basin.

There are **Three Main Bedrooms** on the first floor and a **Family Bathroom** fitted with a panelled bath, WC and wash hand basin.





## OUTSIDE, OUTBUILDINGS & LAND

The property is approached along a driveway which is shared with one neighbour beyond. The drive leads uphill and there is a parking area for three / four cars.

There is a steep wooded bank behind the residence and a private track leading on to the barn and paddocks.

Superb **Multipurpose Barn** c. 60' x 40' (about 18.4m x 12.2m) steel portal frame with Yorkshire boarding, box profile roof and half concrete base.

**The Land** is mainly gently sloping pasture divided into four main paddocks with hedges and some stock fencing plus a further area of scrub and some fine mature deciduous woodland.

**IN ALL APPROX. 19 ACRES  
(About 7.7 Hectares)**



# RURAL SCENE

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## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

CARMARTHENSIRE COUNTY COUNCIL  
Tel: 01267 234567

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and FIBRE BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX E

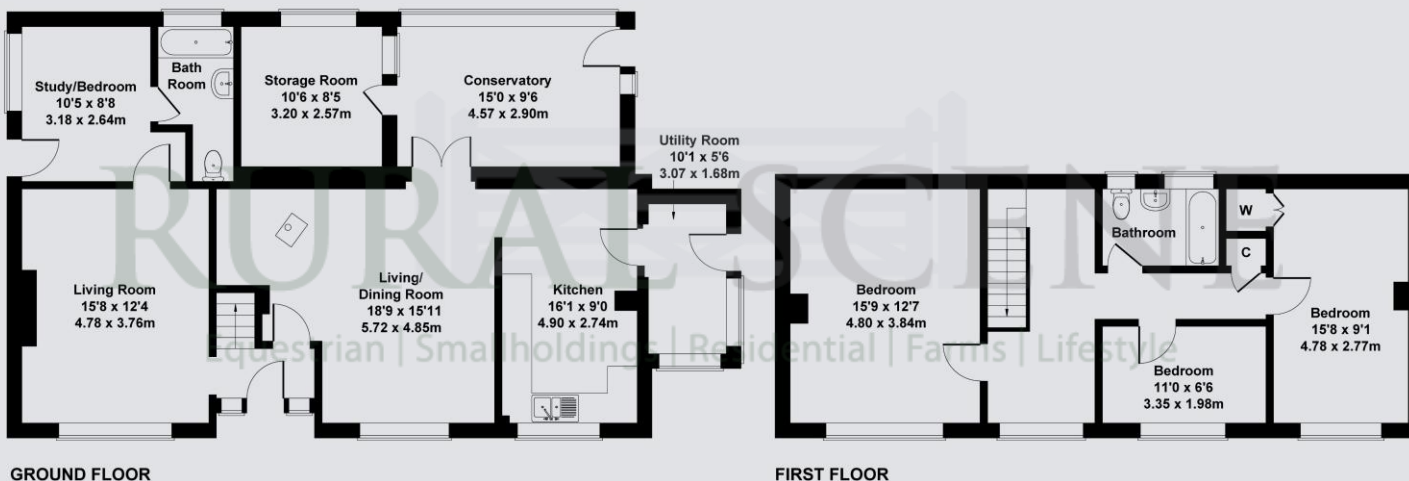
## DIRECTIONS

From Carmarthen head north along Water Street, bear left onto Trevaughan Road and then onto Henfwlch Road. Continue for just under 3 miles to Talog, pass the filling station on the left, go over the stone bridge and after 100 yards turn sharp right into the driveway for New Lodge.

what3words ///oils.reduction.arts

### New Lodge SA33 6NZ

Approximate Gross Internal Area  
1794 sq ft - 167 sq m



Not to Scale. Produced by The Plan Portal 2025  
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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **New Lodge** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.