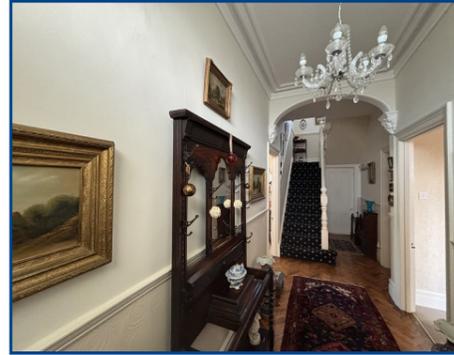




Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
12 Offices Across South Wales



Laseal
Talley Road
Llandeilo
Carmarthenshire.

Price **£550,000**



- Period Detached 4 Bedroom House
- Beautiful, Well-maintained Gardens with Expansive Lawns, Mature Trees and Established Borders
- A Wealth of Original Features Throughout
- Double Garage
- LPG Heating & Double Glazing
- Outskirts Llandeilo Town



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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

General Description

An impressive and imposing four-bedroom period detached residence, set within generous, beautifully maintained gardens and grounds, complete with a double garage. The property retains a wealth of original features, adding character and timeless charm throughout.

Tel: **01558 823 601**

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Talley Road, Llandeilo, Carmarthenshire.

Property Description

An impressive and imposing four-bedroom period detached residence, set within generous, beautifully maintained gardens and grounds, complete with a double garage. The property retains a wealth of original features, adding character and timeless charm throughout.

The gardens are a particular highlight, offering expansive lawns, mature trees and well-stocked borders, alongside a private enclosed rear area with excellent potential for a kitchen garden or further landscaping, all enjoying a delightful sense of privacy and a pleasant rural outlook.

Occupying a prime position on the fringe of Llandeilo, the location perfectly balances tranquillity with convenience, being just a short distance from the town's excellent range of independent shops, cafés, restaurants and highly regarded schools, as well as the beautiful surrounding countryside and nearby attractions such as Dinefwr Park.

Llandeilo lies within the picturesque Towy Valley, one of the most sought-after regions in the Principality, and is well placed for access to the M4, the county town of Carmarthen, and approximately an hour's drive from Cardiff, with Llanelli and Swansea both reachable within around 30 minutes.

The area is a renowned tourist destination, with notable attractions including Carreg Cennen Castle, Dryslwyn Castle, Aberglasney Gardens and the National Botanic Garden of Wales, all within easy driving distance.

Entrance Hall

With parquet flooring. Cornice coved ceiling. Dado rail and radiator. Stairs to first floor.

Lounge/Dining Room (30' 6" x 12' 0") or (9.30m x 3.67m)

With bay window. Coved ceiling. Two ceiling roses. Double glazed windows. Feature fireplace and radiators.

Sitting Room (12' 11" x 17' 9") or (3.93m x 5.42m)

With bay window. Feature fireplace. Cornice coved ceiling. Radiator.

Study (12' 5" x 12' 1") or (3.79m x 3.68m)

With parquet flooring. Coved ceiling. Dado rail. Double glazed window. Radiator.

Office/Storage (7' 0" x 11' 2") or (2.14m x 3.41m)

With double glazed window. Shelving. Door to rear. Radiator.

Kitchen / Breakfast Room (22' 6" x 8' 11") or (6.87m x 2.73m)

With floor and eye level cupboards. Double glazed windows. Door to rear porch. Twin bowl stainless steel sink unit. Integrated dishwasher and fridge. Cupboard housing valiant boiler. Cooking range with cooker hood. Spot lights.

Cloak Room (5' 1" x 7' 7") or (1.55m x 2.32m)

With low level WC and hand wash basin. Understairs cupboard. Double glazed window. Radiator.

Sun Room (12' 6" x 20' 6") or (3.80m x 6.25m)

With dual aspect double glazed window. Double glazed patio doors. Radiator.

Utility Room (8' 10" x 6' 5") or (2.70m x 1.95m)

With wall and base units, stainless steel sink unit and plumbing for washing machine, tiled floor and double glazed windows.

Rear Porch

Door to rear.

First Floor

Half Landing

With dado rail. Wall light. Double glazed window.

Landing

With dado rail. Access to loft space. Radiator.

Bedroom 1 (12' 11" x 12' 5") or (3.94m x 3.79m)

With double glazed window. Coved ceiling. Radiator.

Bedroom 2 (12' 4" x 13' 2") or (3.76m x 4.01m)

With coved ceiling. Double glazed window. Radiator.

Bedroom 3 (7' 10" x 8' 7") or (2.40m x 2.62m)

With double glazed window. Coved ceiling.

Bedroom 4 (12' 0" x 11' 1") or (3.66m x 3.39m)

With double glazed window. Coved ceiling.

Shower Room (13' 2" x 4' 6") or (4.02m x 1.36m)

With low level WC, shower cubicle with rainfall shower and hand held attachment, pedestal wash hand basin and low level wc. Heated towel rail. Part tiled walls. Double glazed windows.

Bathroom (9' 11" x 5' 1") or (3.01m x 1.55m)

With low level WC, panelled bath with mixer tap and shower attachment, pedestal wash hand basin and wc. Airing cupboard with hot water cylinder and slated shelving. Part tiled walls. Heater towel rail.

EXTERNALLY

Garden

The property enjoys beautifully maintained and generously sized gardens, offering a wonderful blend of formal lawn and more natural, established planting.

To the front and side, a sweeping expanse of well-kept lawn is bordered by mature trees and neatly trimmed hedging, creating a private and picturesque setting. A variety of shrubs and specimen planting add colour and structure throughout the seasons.

The rear garden offers excellent potential, with a sizeable area currently laid to vegetable beds and patio, ideal for those looking to create a kitchen garden or further landscaped space. Enclosed by traditional stone walling, this area enjoys a good degree of privacy and far-reaching rural outlooks.

Additional planted borders and tucked-away seating areas provide peaceful spots to relax and enjoy the surroundings, making the garden both versatile and full of charm.

Greenhouse

Double Garage (19' 2" x 18' 4") or (5.85m x 5.58m)

With up and over roller doors. Concrete floor. Power and light. Pedestrian side door.

Driveway

The property benefits from two separate tarmac access points, providing excellent convenience and flexibility.

To the front, a well-maintained tarmac driveway offers ample off-road parking and easy access to the main entrance. In addition, a second tarmac entrance to the rear of the property allows for further parking.

Local Authority

Broadband and Mobile phone

Super fast broadband is available at this property. Please check with your mobile provider.

Agents Note

We are informed by the vendor that the field next door property has covenant prohibiting planning.

Viewing

By appointment with the Selling Agents.

Services

Council Tax

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Directions

From our office head down Rhosmaen Street to the roundabout. Proceed across the roundabout signposted Llandovery and take the next left signposted Talley. Proceed up Talley Road and Laseal can be found on the right hand side just after Pantglas Park.

