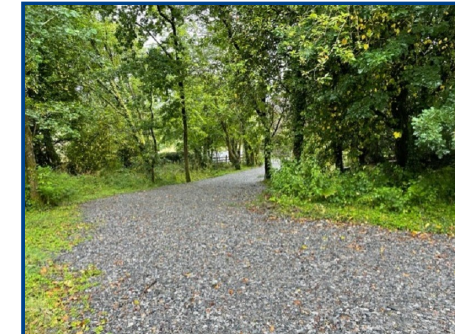




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Gwynn Y Choed
Talley
Llandeilo
Carmarthenshire.**

Price £395,000



- Two Bedroom Chalet Style Detached Property
- With 7.48 acres of Woodland and Paddocks
- Integral Garage
- Double Glazing & Oil Central Heating
- Quiet Rural Location
- EPC: Pending

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

Important notice

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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

A two bedroom chalet style detached property within mature grounds and adjacent fields and woodland totalling about 7.84 acres. Standing in an accessible, rural location on the outskirts of Talley village

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Talley, Llandeilo, Carmarthenshire.

Property Description

A two bedroom chalet style detached property with mature grounds and adjacent fields and woodland totalling about 7.84 acres. Standing in an accessible, rural location on the outskirts of Talley village

Talley is a popular location well known for its ancient ruined abbey, Llandeilo town is under 7 miles away offering a range of bespoke shops and outlets together with primary and secondary schooling.

As a tourist destination the area is famous for its sites including Dinefwr house and gardens, Trap and Dryslwyn castles, Aberglasney gardens and the botanical gardens of Wales.

The accommodation briefly comprises, kitchen, lounge, two bedrooms with their own balconies, integral garage and own driveway.

Double Glazed Door:-

Kitchen/Diner (20' 10" x 9' 4") or (6.35m x 2.85m)

With wall mounted gas boiler, radiator, fitted work top and 1 1/2 bowl sink unit, boarded ceiling with spot lights. Double glazed windows, extractor fan and flame effect electric wall mounted fire.

Lounge (20' 1" x 6' 9") or (6.12m x 2.07m)

With vertical radiator, double glazed patio door, double window, TV point, radiator, built in cupboard and door to garage.

Integral Garage (20' 10" x 9' 9") or (6.35m x 2.97m)

Up and over door, concrete floor, fluorescent light and double glazed windows.

Door to:

Inner Hall with stairs to first floor. First Floor.

Rear Hall

Double glazed door, radiator and stairs to first floor.

Open Landing (6' 9" x 10' 8") or (2.07m x 3.26m)

With Sky light, boarded floor and ceiling. Spot lights and beamed ceiling.

Talley, Llandeilo, Carmarthenshire.

Bedroom 1 (15' 10" x 9' 9") or (4.83m x 2.97m)

With beam ceiling, radiator, sky light, boarded floor and ceiling. Radiator, spot lights and door to balcony.

Balcony

Covered with outside light and balustrade.

Bathroom (8' 9" x 10' 8" Max) or (2.67m x 3.25m Max)

Boarded floor, radiator, sky light and ceiling spotlights. Ceiling beam, panelled bath, wash hand basin and mixer tap. Low level WC, shower enclosure and extractor fan.

Bedroom 2 (15' 10" x 9' 5") or (4.82m x 2.88m)

With boarded floor and ceiling, ceiling beam and sky light. Radiator, roof space and door to balcony.

Balcony

Covered balcony, covered with outside light.

Store/Workshop (19' 8" x 9' 6") or (6.0m x 2.90m)

Of timber. With power and light.

EXTERNALLY

Woodland and paddock with road side access.

Agents Note

The electric is currently provided from Coed Y Wiwer however if the property is sold independently by 9th September. Supply will be provided by the vendor.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. 01267 234567.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water

Tenure

Freehold

Directions

Leave Llandeilo on the Talley road and continue for about 6.5 miles. Just before you enter the village the property located on the right hand side.

