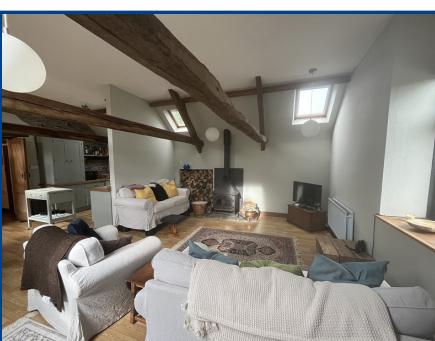


**Chartered Surveyor, Valuers,
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**Valley View
Taliaris
Llandeilo
Carmarthenshire. SA19 7DA**

Price **£315,000**



- Attractive 4 Bedroom Barn Conversion
- Of Much Charm & Character
- Situated in a Delightful Setting
- Semi Rural Location with Stunning Views
- Front Garden & Parking Area
- LPG Heating & Double Glazing
- 2 Bathrooms & Ensuite Shower Room
- Open Plan Kitchen/dining area and living area
- EPC: 25F

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

Important notice

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Professional Services

Our 14 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.

General Description

An attractive 4 bedroom barn conversion of much charm and character in a semi rural setting convenient with garden and parking area.

EPC Rating: F25

Tel: **01558 823 601**

Email: llandeilo@ctf-uk.com

Web: www.ctf-uk.com

Taliaris, Llandeilo, Carmarthenshire.

Property Description

Originally a barn forming part of the historic Maerdy on the renowned Robert Peel Estate, within the ancient and picturesque district of Dinefwr, this delightful semi-detached cottage beautifully blends heritage character with modern family living.

Constructed in traditional style beneath a slated roof, the property has been sympathetically converted in recent years and retains a wealth of character features including exposed beamed ceilings, stripped timber doors, natural stone pointed walls, and an attractive spiral staircase. Modern comforts have been thoughtfully incorporated, including LPG central heating and double glazing throughout.

Carefully and tastefully modernised over recent years, the home creates a warm and inviting family residence. Particular highlights include a bespoke handmade kitchen and stylish contemporary bathrooms, all finished with quality craftsmanship and attention to detail.

Set amidst glorious rural surroundings, the property enjoys a peaceful yet convenient location between the sought-after market town of Llandeilo and the historic village of Talley, renowned for its Abbey, church, Talley Lakes and well-regarded primary school. The location offers the perfect balance of countryside tranquillity and accessibility.

Llandeilo provides an excellent range of amenities including boutique shops, recreational opportunities, and both primary and secondary education. The property also benefits from good road links, with Lampeter within easy reach and the M4 motorway at Pont Abraham accessible for wider travel.

Entrance Vestibule

With slabbed floor, coat hooks, electricity points and water tap.

Entrance Hall (13' 2" x 6' 6") or (4.02m x 1.99m)

With spiral staircase to first floor. Slabbed floor, radiator and wall mounted gas boiler. Ceiling beams, coat hooks and wall lights.

Bathroom (7' 4" x 5' 8") or (2.24m x 1.73m)

With roll top bath with claw feet, low level wc and vanity unit with wash hand basin with mirror above. Pull switch, extractor fan and heated towel rail. Part tiled walls.

Inner Hall

With wall lights, laminate floor and ceiling beams. Radiator and feature stone pointed wall.

Master Bedroom (11' 8" x 13' 6") or (3.55m x 4.11m)

2 double glazed windows, radiator, ceiling beams and laminate floor. Alcove TV shelf, feature stone wall and wardrobe.

En-Suite Shower Room (5' 7" x 7' 6") or (1.69m x 2.28m)

With low level wc, vanity unit with wash hand basin and mixer tap and large walk in shower with sliding doors and shower unit. Part tiled walls, extractor fan, laminate floor and heated towel rail. Ceiling beam.

Bedroom 2 (12' 4" x 15' 7") or (3.76m x 4.76m)

With ceiling beams, 2 double glazed windows, radiator, wardrobe and shelving. Laminate floor, feature stone pointed wall and chandelier style light.

First Floor

Taliaris, Llandeilo, Carmarthenshire.

EXTERNALLY

The property is approached via a gated entrance way with ample parking space.

Front gravelled area with enclosed lawned garden with ornamental trees and borders.

Patio Area

Store Shed (10' 3" x 9' 4") or (3.12m x 2.85m)

Calor Gas Tank Storage Area

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Broadband and Mobile phone

The broadband signal is basic. Please check with your mobile provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water. Private drainage.

Council Tax

D

Directions

From Llandeilo take the A40 towards Llandovery and just after the mini roundabout take a left turn onto the B4302 Talley Road. Proceed on this road for approximately 3.5 miles until you reach Taliaris Cross Roads. Turn right signposted Llangadog and proceed around the corner and the entrance to the property will be found on the left hand side.

