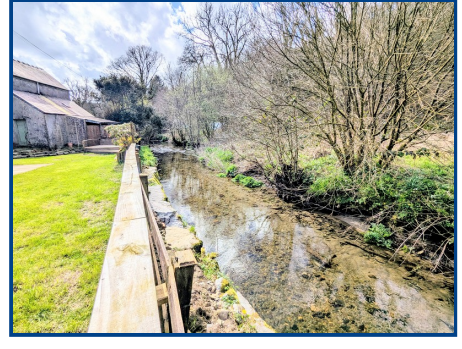


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Talog
Carmarthen
Carmarthenshire.**

Guide Price **£175,000**



- ****ON LINE AUCTION - MONDAY 11TH MAY - WEDNESDAY 13TH MAY 2026**
- Superb Country Lifestyle Opportunity
- Excellent Potential On Offer - Great Package
- 4 Bedroom House Including Former Village Stores/PO
- Delightful Riverside Location & Tranquil Setting
- Requires Total Modernisation/Upgrading Works
- Large 63' Long Adjoining Stone Barn - Ideal Art Gallery/Studio (STC)
- Private Rear Garden & River Boundary
- Great Opportunity & Viewing Recommended
- Only 7.5 Miles From Carmarthen & M4 Connection

General Description

**** ON LINE AUCTION MON 11th MAY TO WEDS 13th MAY 2026 - GUIDE PRICE £175,000+ ** - **EXCELLENT POTENTIAL ON OFFER**** - A delightfully positioned 4 bed detached country property having an idyllic riverside location within a quiet rural hamlet. Comprises a mixed residential/commercial enterprise including a former village shop/P.O with spacious living accommodation requiring modernisation/upgrading works. Adjoining useful outbuilding ideal as workroom. art gallery or storage (STC) with useful 2 storey building located across the road.

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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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.

Talog, Carmarthen, Carmarthenshire.

Property Description

** ON LINE AUCTION MON 11th MAY TO WEDS 13th MAY 2026 - GUIDE PRICE £175,000+ ** - An unique opportunity of acquiring a nicely positioned riverside country property offering great potential of which viewing is highly recommended to fully appreciate what's on offer.

Comprises a detached residential/commercial premises including the former village shop/stores (not trading) together with spacious 4 bedroom family sized accommodation requiring total modernisation and upgrading works. The accommodation provides entrance lobby leading to large kitchen with Aga oil fired stove, 2 reception rooms, conservatory which overlooks the rear garden and small river having a lovely setting. First floor provides 4 bedrooms and box room with family bathroom.

Outside there is a private lawned garden to rear leading over to decking/patio area, bordering onto a small river having a beautiful secluded setting to relax and enjoy. There are useful store sheds and outside WC with useful outbuilding adjoining 63' long having excellent potential for a variety of uses including workroom, art gallery/studio or storage purposes (STC). There is a basement garage and storage room fronting onto the council road. Also included directly opposite is a useful stone built outbuilding arranged on two floors with store rooms on the ground floor, and external steps leading up to workroom/office area again having great potential for conversion (STC).

The property is located within the quiet rural community of Talog having lovely country walks, being only some 7.5 miles from the busy town of Carmarthen which offers all the usual amenities including modern shopping centre and cinema, excellent schooling, cafe's, restaurants, rail station and the M4 connection.

An excellent property package on offer with a great opportunity of establishing a lovely rural lifestyle with small business potential (STC).

CTFAUC

Former Shop/Stores (27' 06" x 12' 05") or (8.38m x 3.78m)

Former shop area now closed with fitted counters including fridge/freezer counter, two large shop windows, fitted wall shelving, former Post Office counter with screen and two security safe's, connecting door to living area, door to:

Store Room (12' 04" x 4' 07") or (3.76m x 1.40m)

Fitted shelving, tiled floor, door to:

Entrance Hall (16' 11" Max x 7' 08" Min) or (5.16m Max x 2.34m Min)

Spacious entrance area with front entrance door, tiled floor, radiator, doors to:

Conservatory (14' 06" x 8' 10") or (4.42m x 2.69m)

Tiled floor, external door to rear garden, radiator, patio doors to:

Living Room (17' 03" x 9' 08") or (5.26m x 2.95m)

Ornate fireplace and surround, parquet block flooring, radiator, door to:

Sitting Room (12' 06" x 11' 01") or (3.81m x 3.38m)

Tiled fireplace, window to side.

Kitchen. (19' 09" x 9' 00") or (6.02m x 2.74m)

Spacious room with fitted base and wall cupboards, sink unit, terrazzo tiled floor, Aga oil fired range, door to store/freezer room 9'3 x 8'6 with cold shelves.

First Floor Landing

Walk in airing cupboard, radiator, access to Box room 6'1 x 5'11 with radiator, doors to:

Bedroom 1 (13' 01" x 10' 11") or (3.99m x 3.33m)

Window to side, radiator.

Bedroom 2 (7' 02" x 6' 09") or (2.18m x 2.06m)

Window to side, radiator.

Bedroom 3 (12' 09" x 7' 10" Max Max) or (3.89m x 2.39m Max)

Window to side, radiator.

Bedroom 4 (13' 08" x 12' 02") or (4.17m x 3.71m)

Double aspect windows, radiator, wash basin.

Bathroom (9' 11" x 6' 03") or (3.02m x 1.91m)

Suite comprising bath, WC and wash basin, radiator.

Outside

Private enclosed rear garden with small river boundary creating a lovely idyllic setting with lawned area, decking/patio area to relax and enjoy. Useful store/garden sheds to rear with separate WC and oil tank.

Stone Building (62' 09" x 9' 02") or (19.13m x 2.79m)

Which adjoins the main house having access from the entrance hall area with steps leading up and being arranged on first floor level. Most spacious outbuilding being formerly the shop stores, having excellent potential for a variety of uses including workrooms, art gallery, gym or storage purposes (STC). Having fitted shelving, power and light connected, double aspect windows, two front external doors. Basement garage and store room beneath with access onto the council roadway to front.

Outbuilding / Workshop

Which is located directly across the roadway by the stone bridge again having a lovely spot, built of solid stone lying under a slated roof with excellent potential for conversion (STC). Arranged on 2 floors with two ground floor store rooms with rear access to small courtyard area included. External stone steps leading up to first floor level currently used as workroom/office with fitted base cupboards and sink unit (not connected), power and light connected, carpet flooring.

Please Note

We have been informed by the owners that the property had flooding back in November 2025.

Services

Mains electricity, mains water, private drainage, oil fired central heating.

Tenure

Freehold

Council Tax

C

