



Victorian Barn Dryslwyn, Carmarthen, Carmarthenshire, SA32 8RP

Offers In The Region Of £395,000

- Outstanding period converted barn in breathtaking Towy Valley setting
- Approximately 2 acres of gardens, paddock and amenity land
- Stunning vaulted beam ceiling sitting/dining room
- Five versatile general purpose rooms on the ground floor
- Magical rural location near the country market town of Llandeilo
- Superb indoor leisure suite with heated swimming pool
- Wonderful courtyard setting retaining a wealth of original features
- Two impressive bedroom suites, both with en suite facilities
- Extensive mature grounds with River Towy frontage
- EPC E

Victorian Barn Dryslwyn, Carmarthen SA32 8RP

An outstanding opportunity to acquire a wonderful period converted barn together with its own superb indoor leisure suite incorporating a heated indoor swimming pool, all set in a magical location amidst the breathtaking scenery of the Towy Valley, just a short distance from the popular country market town of Llandeilo.

Arranged around an attractive courtyard setting, the property retains a wealth of original character and charm whilst standing within approximately 2 acres of delightful grounds and amenity land.

The versatile accommodation briefly comprises:

Ground Floor – Impressive leisure suite with heated indoor swimming pool, two cloakrooms, five versatile general purpose rooms together with boiler/plant room.

First Floor Accommodation – Stunning vaulted beam ceiling Sitting/Dining Room, fitted Kitchen and two wonderful bedroom suites, both benefiting from en suite facilities.

The property further benefits from double glazing and oil fired central heating.

Approached over a long private driveway leading to the shared courtyard, the grounds are truly exceptional and include extensive lawned gardens bordered by magnificent mature Beech trees, together with a pasture paddock and attractive amenity area enjoying frontage onto the River Towy.

A rare lifestyle opportunity in one of West Wales' most beautiful settings — viewing is essential to fully appreciate the charm, setting and versatility of this remarkable property.



Council Tax Band: D



GROUND FLOOR - POOL SUITE

pool - 44'2" x 18'3"

French Doors x 2 Access to 1st floor.

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PLANT ROOM

8'3" x 7'1"

CLOAK ROOM

ROOM 1

20'3" x 18'4"

Access to reception room 2.

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ROOM 2

18'4" x 7'6"

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ROOM 3

19'0" x 11'5"

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STORE HALL

Front and rear access

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UTILITY ROOM

17'8" x 7'7"

STORE ROOM

14'2" x 8'6"

CLOAKROOM

1ST FLOOR ACCOMODATION

LANDING

DINING / SITTING ROOM

28'3" x 18'8"

KITCHEN

6'11" x 6'0"

BEDROOM

15'4" x 9'8"

EN SUITE

BEDROOM

11'6" x 8'10"

ENSUITE

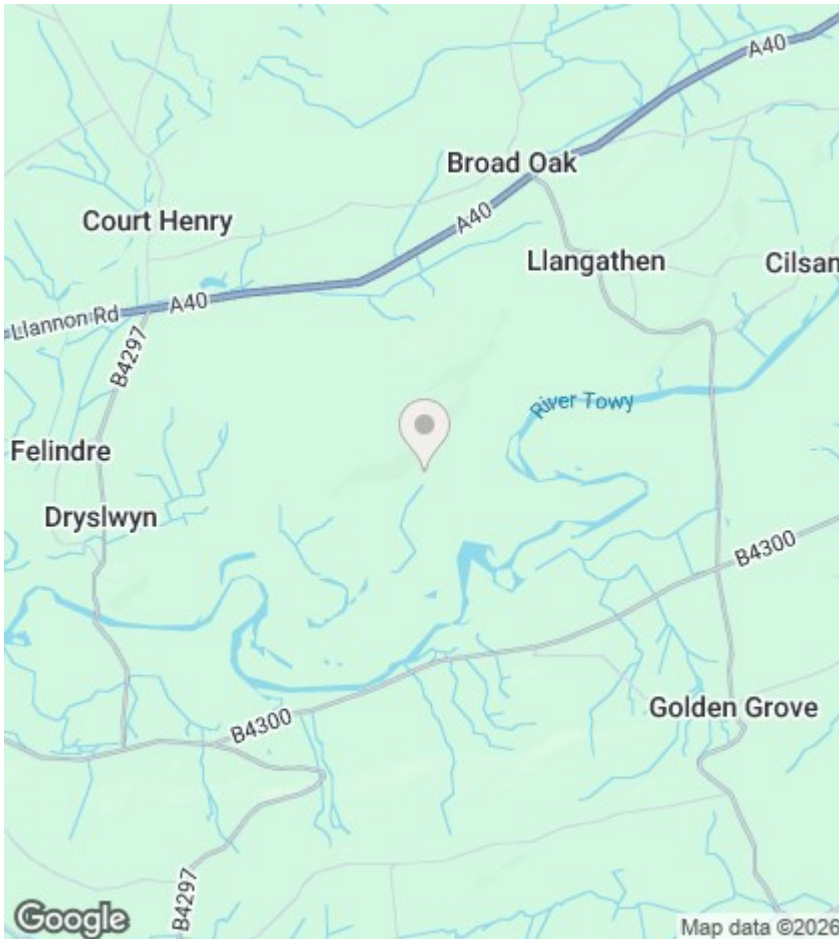
OUTSIDE

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DIRECTIONS

From Llandeilo the property is located by taking the A40 towards Carmarthen for approx 3 miles. At the Broadoak crossroads take the left hand turning signposted Aberglassney Gardens proceed past Gardens entrance and village hall continue down hill to a small crossroads turn right here signposted Red Kite Archery. Follow road to end to reach property.





Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

