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Coed Y Wiwer & Gwenyn Y Choed Talley Llandeilo Carmarthenshire.

Price **£850,000**



- Exceptional rural property comprising two detached homes
- Mature Grounds, Fields & Woodland amounting to just over 16 Acres
- Separate two-bedroom detached chalet-style property
- Tarmac Driveway leading to Ample Turning & Parking Area
- Ideal for multi-generational living or income potential
- Excellent opportunity for holiday letting (subject to any necessary consents)
- Peaceful yet accessible location on the outskirts of the historic village of Talley
- Wealth of wildlife and beautiful natural surroundings
- Spacious, versatile accommodation with extensive outdoor space

General Description

Exceptional Rural Smallholding with Two Detached Homes, approximately just over 16 Acres & Stunning Countryside Views

EPC Rating: E53

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

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Talley, Llandeilo, Carmarthenshire.

Property Description

An exceptional opportunity to acquire two detached rural properties, set within just over 16 acres of pasture, woodland and mature gardens, enjoying a peaceful yet accessible location on the outskirts of the historic village of Talley.

The principal residence, Coed Y Wiwer, is an attractive four-bedroom family home nestled amongst beautiful rolling hills with far-reaching countryside views. Offering spacious and well-proportioned accommodation, the property is set within just under nine acres of pasture, woodland and established gardens, creating a wonderful balance of privacy, natural beauty and practical family living.

Complementing the main house is a charming two-bedroom detached chalet-style property, set within mature grounds with adjoining fields and woodland extending to approximately 7.84 acres. Offering flexible accommodation, it is ideally suited for multi-generational living, guest accommodation, holiday letting (subject to any necessary consents), or as an additional family home.

Together, the properties provide a rare lifestyle opportunity, combining two independent dwellings with extensive land in a picturesque countryside setting. Whether sought for extended family occupation, income potential, equestrian or smallholding interests, or simply to enjoy an exceptional rural lifestyle, this unique holding offers versatility, privacy and outstanding surroundings, all within easy reach of the amenities of Talley and the wider Carmarthenshire countryside.

CTFRL

Coed Y Wiwer

Kitchen (13' 1" x 20' 4") or (4.0m x 6.19m)

with range of base, drawer and walls units together with glazed display cupboards and larder unit. Work surfaces. 1.5 bowl stainless steel sink unit, connection for electric cooker, coving and radiator.

Utility (8' 6" x 6' 6") or (2.58m x 1.97m)

with single drainer stainless steel sink unit with cupboard below, work surfacing, radiator and connection for automatic washing machine.

Rear Hall

with tiled floor, coving and radiator.

Integral Garage (18' 0" Max x 21' 4") or (5.49m Max x 6.51m)

with up and over door, power, light and oil central heating boiler.

Inner Hall

Split level inner hall with radiator, coving, cloak cupboard and cloakroom with low level WC, wash hand basin, radiator and extractor fan.

Lower Hallway

with entrance vestibule.

Sitting Room (14' 8" x 10' 10") or (4.46m x 3.29m)

with sliding patio doors with views over valley, wood burning stove in natural stone chimney breast, coving, wall lights and hardwood double glazing.

Sun Room

With double sliding doors, laminate floor and timber panelled ceiling.

Lounge (18' 5" x 19' 7") or (5.62m x 5.98m)

into hardwood double glazed bay, wood burning stove in natural stone chimney breast, door to front and dual aspect double glazed windows, coving and wall lights.

Dining Room (19' 8" x 16' 3") or (6.00m x 4.95m)

with dual aspect double glazed windows, coving and 2 radiators.

Stairs from hallway lead to:

First Floor

Landing

with galleried landing with radiator, coving, double glazing and airing cupboard.

Master Bedroom (16' 4" x 12' 9") or (4.97m x 3.88m)

with double glazing, coving, built in wardrobes and radiator.

Access to eaves storage.

En Suite (6' 6" x 9' 9") or (1.98m x 2.97m)

with tiled panelled bath, low level WC, bidet, pedestal wash hand basin and shower in separate cubicle, part tiled walls, coving and double glazing.

Bedroom (9' 4" x 12' 6") or (2.84m x 3.81m)

with double glazing, coving and radiator.

Talley, Llandeilo, Carmarthenshire.

Family Bathroom (6' 8" x 6' 7") or (2.04m x 2.00m)

with panelled bath, low level WC, wash hand basin in vanity unit and shower in separate cubicle. coving, double glazing and radiator.

Bedroom (9' 5" x 12' 11") or (2.88m x 3.94m)

with double glazing, radiator and coving.

Bedroom (7' 11" x 16' 3") or (2.41m x 4.95m)

with double glazing, radiator, coving and built in wardrobes.

Gwenyn Y Choed

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

With wall mounted gas boiler and radiator. Fitted work tops with stainless steel bowl and a half sink unit with mixer tap and hand made base units. Timber boarded ceiling, double glazed windows, double glazed door, four ring gas hob and Hoover integrated oven.

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

With vertical radiator, double glazed patio door, double glazed window, TV point, radiator, door into garage and under stairs cupboard.

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.

Rear Hall

Double glazed door, radiator and stairs to first floor.

Landing

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

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") or (2.67m x 3.25m)

With 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, sky light, radiator, access to roof space and door to balcony.

Balcony

Covered balcony with outside light and open balustrade.

Broadband and Mobile phone

The broadband is basic in this location. Please check with your provider.

EXTERNALLY

Gated tarmac driveway serves the property and leads to parking and turning areas.

The lawned gardens, of just under half an acre, surround the property of Coed Y Wiwer and contain an abundance of mature plants, shrubs, bushes, trees, summerhouse and a stream.

Land. The properties are set within just over 16 acres of pasture, woodland and mature gardens.

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

Viewing

By appointment with selling Agents on 01558 823601

Services

Mains electricity, mains water, Oil Central Heating and Septic Tank

Tenure

Freehold

Council Tax

G

Directions

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

