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**Glyn Derw
Manordeilo
Llandeilo
Carmarthenshire. SA19 7BB**

Price £460,000



- Beautifully converted stone barn in a peaceful rural setting
- Modern, well-finished accommodation including a contemporary kitchen and bright living spaces.
- Full of character with exposed stone walls, beams, and charming original features.
- Set within just over one acre of attractive gardens and grounds.
- Includes a pony paddock and stable block, ideal for equestrian or smallholding use.
- 4.5 miles from Llandeilo with good access to the M4, Carmarthen, Swansea, Llanelli, and Cardiff



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.

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 beautifully converted stone barn set within attractive grounds extending to just over one acre, enjoying a peaceful rural setting in the sought-after village of Manordeilo near Llandeilo.

The property has been sympathetically converted to retain much of its original character, with exposed stone walls and impressive beams throughout. while offering comfortable modern living. The accommodation is tastefully

EPC Rating: D57

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Manordeilo, Llandeilo, Carmarthenshire.

Property Description

A beautifully converted stone barn set within attractive grounds extending to just over one acre, enjoying a peaceful rural setting in the sought-after village of Manordeilo near Llandeilo.

The property has been sympathetically converted to retain much of its original character, with exposed stone walls and impressive beams throughout, while offering comfortable modern living, the accommodation is tastefully finished and includes a well-appointed contemporary kitchen alongside light and inviting living spaces that blend charm with practicality.

Externally, the land extends to just over an acre and comprises established gardens and grounds together with a pony paddock, making the property particularly appealing to those with equestrian or smallholding interests. A useful stable block is also located within the grounds.

Glyn Derw offers an excellent opportunity to acquire a characterful country home with land in a desirable rural location, yet within convenient reach of the amenities of nearby Llandeilo.

The property is located just 4.5 miles from Llandeilo which offers a wide and varied range of amenities to include shops, offices and schools. Centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. Leisure amenities are available within the town of Llandeilo to include Tennis Courts, playing fields, Penlan Park, Dynevor Park with its Historic Castle, nature walks and wildlife reserve.

The area is a well known tourist destination with popular attractions of Dinefwr Park, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and the Botanical Gardens at Llanarthney.

CTFRL

Entrance

Exposed stone wall. Stairs to first floor. Radiators.

Lounge (17' 7" x 18' 4") or (5.37m x 5.59m)

Steps down to; living room with tiled floor, exposed stone walls, original beams and arched double glazed windows. Radiator.

Kitchen/ dining room (18' 0" x 15' 3") or (5.49m x 4.64m)

With floor and eye level cupboards. Modern fitted kitchen with quartz worktops. Herringbone flooring with quarry tiles to double glazed double doors to rear. Eye level electric oven with 4 ring electric hob. Stainless steel sink. Integrated dishwasher. Breakfast bar. Radiators.

Utility Room (17' 10" x 14' 6") or (5.44m x 4.43m)

Floor and eye level cupboards. Tiled floor. Plumbing for washing. Sink and drainer. Door to side.

Separate WC (4' 2" x 6' 1") or (1.27m x 1.85m)

With low level WC, wash hand basin, part tiled walls. Storage cupboard with curtain. Eye level cupboard. Radiator.

Landing (20' 9" x 17' 11") or (6.32m x 5.47m)

Mezzanine landing with vaulted ceiling with exposed A frames. Sky light. Double glazed window. Radiators.

Bedroom 1 (15' 3" x 18' 2") or (4.65m x 5.53m)

Steps down into; Master bedroom with 2 built in cupboards. Vaulted ceiling with exposed A frames. 2 double glazed windows. Radiators.

Bedroom 2 (17' 11" x 9' 5") or (5.47m x 2.86m)

With walk in cupboard. Exposed 'A' frame. Double glazed windows. Radiators.

Manordeilo, Llandeilo, Carmarthenshire.

Council Tax

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Directions

From Llandeilo take the main A40 for Llandovery. Proceed on this road for approximately 4 miles and turn left in Manordeilo passing Dolau Tywi on your left. Proceed up the hill for half a mile and the property will be found on the left hand side.

Bathroom (17' 10" x 7' 5") or (5.44m x 2.26m)

With low level WC, freestanding bath and walk in shower enclosure with rainfall and handheld attachment. Part respatex. Heated towel rails. Hand wash basin with cupboard under. Skylight and double glazed window. Exposed 'A' frame.

EXTERNALLY

The property benefits from gravelled parking area to the side and front of property.

Raised beds and paving to front and rear of the property.

Steps to seating area to the side of the property.

The oil tank and boiler is situated to the rear of the property.

Gate leading to pony paddock and land.

Stable Block

Stable 1: 4.24m x 3.69m, Stable 2: 3.74m x 3.77m. Tack room: 3.91m x 2.64m.

The Land

The land extends in all to just over an acre comprising garden and grounds and pony paddock. Shared track access to the field.

Local Authority

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

Broadband and Mobile phone

The broadband signal is deemed ultrafast. Please check with your mobile provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water. Private drainage.

