



Glyndeilo Nant Y Rhibo, Llandeilo, Carmarthenshire, SA19 6AJ

Offers In The Region Of £269,500

An attractive period residence and self contained annexe with current and future rental income potential, set in delightful location on the fringe of small rural hamlet within a mile of the popular Country market town of Llandeilo standing in spacious gardens. The property has been the subject of much refurbishment

and extension to provide a spacious family home and annexe offering versatile accommodation and provides: Kitchen/Living Room; Cloakroom; Utility Room; Lounge/Dining Room with multi fuel stove; Conservatory; 3 Bedrooms and Bathroom. Annexe: with open plan living room and mezzanine; Shower Room.

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Upvc Double Glazing. Oil fired central heating. Solar panels. Gated entrance drive to spacious courtyard. Ample parking. Extensive paved patio leading to lawned gardens throughout which there are many established trees and shrubs. Viewing highly recommended.



Council Tax Band: E



KITCHEN/LIVING ROOM

22'3" x 10'2" max

Belfast sink with chrome mixer tap set in a granite surround. Fitted range with base and wall cupboards. Integral fridge and freezer. 4 Ring ceramic hob with tiled surround. Stone effect tiled flooring. Stable style door to rear. Built in larder cupboard. Radiator

ANOTHER ROOM ASPECT

CLOAKROOM

5'0" x 4'7"

Low level WC. Hand basin with mixer tap. Fully tiled walls

UTILITY AREA

4'9" x 3'3"

Plumbed for automatic washing machine. Access to attic

LOUNGE/DINING ROOM

23'5" x 10'10"

Wall alcove with shelves. Stairs to first floor. Decorative fireplace. Radiator

ANOTHER ROOM ASPECT.

A FURTHER ROOM ASPECT

CONSERVATORY

16'8" x 4'11"

Ceramic tiled floor. Radiator

FIRST FLOOR

LANDING

Access to landing

BEDROOM

15'1" x 8'9"

Built in wardrobes. Radiators

BEDROOM

12'2" x 11'1"

Radiator

BEDROOM

9'5" x 8'9"

Radiator

BATHROOM

8'3" x 7'4"

Paneled bath with Mira Sport shower above and glazed screen. Pedestal hand basin. Low level WC. Paneled walls. Ceramic tiled floor. Radiator

ANNEXE

LIVING ROOM

15'5" x 15'0"

Single drainer with stainless steel sink unit with mixer tap. Stone effect tiled flooring. Pointed stone wall. Exposed ceiling beams. Stairs to mezzanine floor. Built in wardrobe. Radiator

ANOTHER ROOM ASPECT..

MEZZANINE FLOOR

14'5" x 9'0"

Ceiling Skylight. Exposed beams.

REAR HALL

4'4" x 3'9"

Stone effect tiled floor.

SHOWER ROOM

7'9" x 6'11"

Triton shower in tiled and glazed cubicle. Pedestal hand basin with mixer tap. Low level WC. Ceiling beam. Stone effect floor. Storage heater

OUTSIDE

The property stands in spacious grounds within this small rural hamlet. A wide vehicular access leads to the side of the house and provides valuable parking space for a number of vehicles. The garden is approached from here.

SIDE GARDEN

A delightful level lawned garden to the side of the house with many wonderful established trees and shrubs that provide a variety of colour and form throughout the season. The whole of this garden borders a pretty stream that makes a lovely feature.

GARAGE

REAR GARDEN

An extensive lawned garden to the rear of the house with tree lined boundary and from where there are far reaching views over adjoining farmland.

SERVICES

We are advised that the property is connected to mains electric, water and drainage.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

EDUCATION

A wide range of state schools are to be found in Llandeilo, Ffairfach and Carmarthen (Welsh language secondary) - www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.co.uk)

SPORTING AND RECREATIONAL

There are wonderful opportunities for walking and cycling from the property with the nearby Dinefwr Park providing a wonderful environment. The Rivers Towy and Cothi are noted for their Salmon and Sewin (Sea Trout) fishing, membership of associations is by application. The town of Llandeilo offers Rugby, Football, Tennis and Bowls clubs.. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

LOCATION

Glyndeilo is situated on the fringe of the small residential hamlet of Nantyrhibo which is within a mile of the Country Market town of Llandeilo that provides a good range of amenities together with rail link on the 'Heart of Wales' line. The county administrative town of Carmarthen is approximately 15 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

DIRECTIONS

From Llandeilo the property is located by taking the A.40 a short distance towards Carmarthen, then take the right hand turning signposted to Penybanc. Proceed on this road for a short distance and then turn right, follow the road to the bottom of the lane and the property will be found on the left hand side.

VIEWING

By appointment with Morgan Carpenter

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenter have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

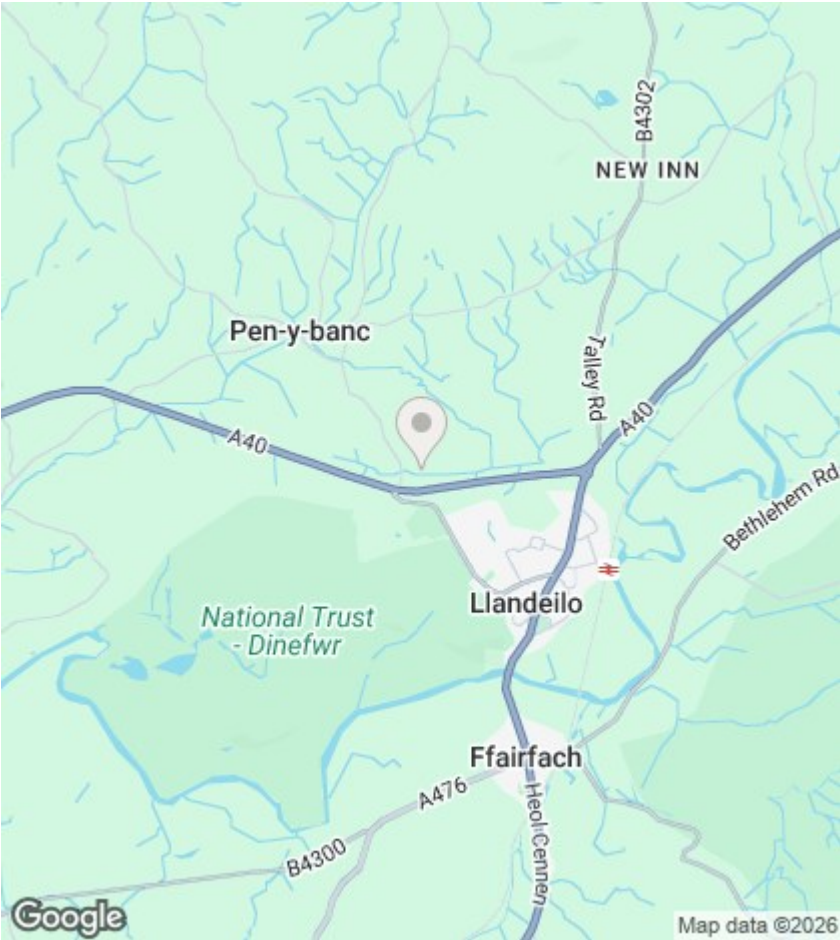
In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

WEBSITE

View all our properties on: www.morgancarpenter.co.uk; www.zoopla.co.uk; www.primelocation.com, or www.onthemarket.com



Directions

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC