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Yr Hen Dy New Inn, Llandeilo, Carmarthenshire, SA19 7LF

Offers Around £330,000

A substantial period semi detached house recently undergone significant refurbishment and renovation, now offering 4 double bedroomed family sized accommodation, set in extensive gardens and grounds of approximately 0.5 of an acre in an attractive location, only approximately 1 mile from the Towy valley town of Llandeilo.

**** AVAILABLE WITH NO ONWARD CHAIN****

LOCATION



The property is attractively located being one of a pair of semi detached houses just off the B4302 Talley road, 1 mile north of the popular Towy valley, market and destination town of Llandeilo. The property is set in pleasant surroundings with driveway and forecourt, large front garden and rear garden with access on to a rear roadway. Llandeilo offers an excellent range of everyday facilities being a popular destination town renowned for its hotels, restaurants, shops etc., nestling in the Towy valley, also convenient to Llandovery, Carmarthen and the M4 motorway.

DESCRIPTION



A substantial property believed to date to 1748, recently renovated to provide a substantial and attractive period home being some 350m² of accommodation. The property is in need of some finishing touches, mainly to the surrounding gardens & grounds, ideal for someone to landscape to put their own stamp on. The property affords more particularly the following

FRONT ENTRANCE DOOR to PORCH

RECEPTION HALL



With quarry tiled floor and double glazed door, coat hooks.

INNER HALLWAY



With solid wood parquet floor, stairs to first floor

RECEPTION ROOM

16'6" x 16'4" (5.03m x 4.98m)



Former inglenook fireplace with tiled hearth, alcove storage, parquet flooring, steps down to -

UTILITY ROOM



With drawer units, plumbing for washing machine and appliance space, single drainer sink

KITCHEN

21'9" x 12' (6.63m x 3.66m)



With base and drawer units, bowl and a half stainless steel sink unit with mixer tap. Intergrated dishwasher, Cook Master range style electric oven with 7 ring gas hob. Double glazed window and double glazed patio door to rear.

REAR HALL

With storage cupboard off, rear entrance door

W.C.

with wash hand basin with vanity unit and heated towel rail. Heat source air pump.

OFF THE MAIN HALLWAY -

FURTHER RECEPTION ROOM

27'7" x 15'8" max (8.41m x 4.78m max)



Being 'L' shaped with parquet flooring & fireplace with log burner inset, exposed stone surround and tiled hearth, parquet floor

INNER HALLWAY

With stairs leading to -

LANDING



BEDROOM 1

13'5" x 8'11" (4.09m x 2.72m)



BEDROOM 3

16'9" x 12'2" (5.11m x 3.71m)



BEDROOM 2

13'10" x 12'2" (4.22m x 3.71m)



EN-SUITE

11'7" x 11'5" (3.53m x 3.48m)



STORAGE ROOM

with access to loft space

with WC, sink vanity unit with wash hand basin, tiled walk in shower enclosure, part time wall with exposed beam & skylight

REAR LANDING



REAR BEDROOM 4

17'1" x 9'2" (5.21m x 2.79m)



with access to loft

BATHROOM

11'6" x 8' (3.51m x 2.44m)



With freestanding bath, WC, vanity unit with wash hand basin & mixer tap, walk in shower with rainfall attachment and hand held attachment, part panelled timber walls & skylight



EXTERNALLY



The property has extensive gardens and grounds being approached via a gated entrance driveway and forecourt to front.

The driveway and forecourt are owned by the property (except for the top section in front of the neighbour's garage) however rights of way exist over the driveway for both the neighbouring semi detached house and the farmland beyond the gate at the top of the driveway, to allow them to access their land.

The property has an open car port which is attached to a garage owned by the neighbouring semi detached house. Large grassed front garden, rear enclosed garden being recently cleared with access off a rear road.

GARDEN AREA TO REAR



GATED ENTRANCE

CAR PORT

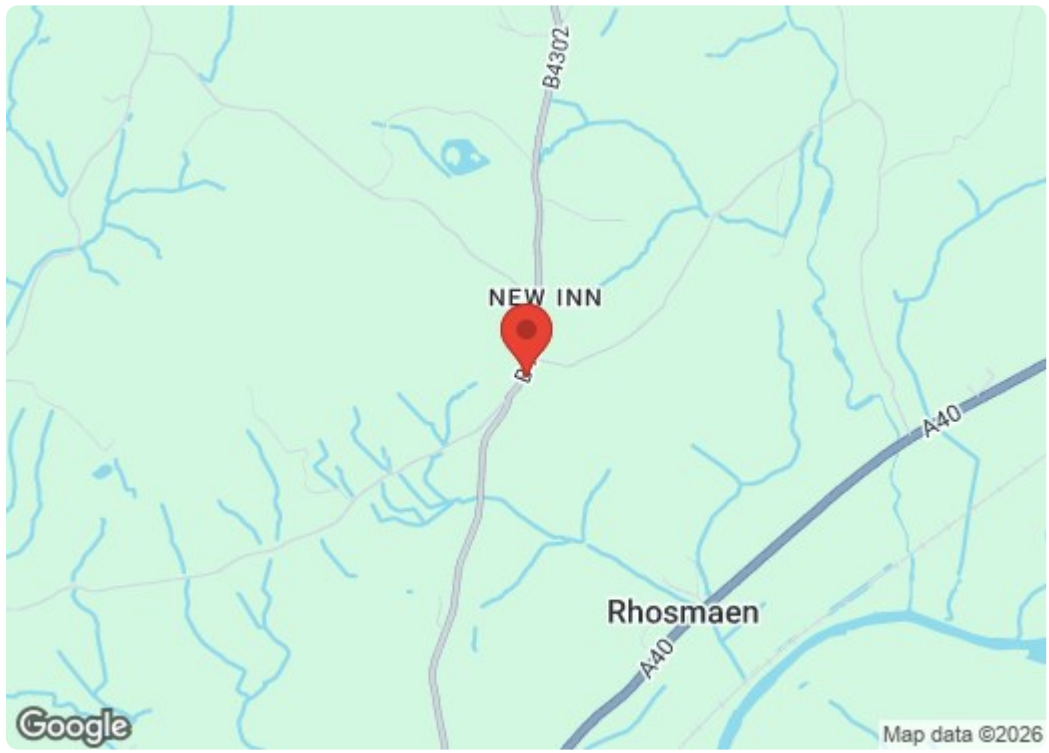
SERVICES

Mains water and electricity, Private drainage, EV car charging point, air source heating and solar PV panels

DIRECTIONS

What3Words: contrived.double.spirit

From Llandeilo continue down Rhosmaen Street to the roundabout and continue towards Llandovery. Turn left onto the B4302 Talley Road for 1.5 miles and the property will be found on the right hand side.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	8
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



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