



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**Iron Gate Cottage  
Talley  
Llandeilo  
Carmarthenshire.**

Price **£450,000**



- 3 Bedroom Main House with 1 Bedroom Self Contained Apartment
- Substantial Grounds (Approx 1.73 acre)
- Garage with Inspection Chamber
- Part of the Edwinsford Estate
- Solar Panels

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](mailto:surveys@ctf-uk.com).

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**General Description**

Situated as part of the renowned Edwinsford Estate in the picturesque village of Talley near Llandeilo, Iron Gate Lodge is a spacious and versatile three-bedroom detached home offering character, practicality, and excellent additional accommodation potential with a one bedroom self contained apartment. Set amidst the beautiful Carmarthenshire countryside, the property enjoys a peaceful rural setting while remaining conveniently accessible to nearby amenities.

**EPC Rating: E50**

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## Talley, Llandeilo, Carmarthenshire.

### Property Description

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The main residence features well-proportioned living accommodation throughout, including a bright and welcoming conservatory that provides an ideal space for relaxing or entertaining while enjoying views of the surrounding grounds. The property offers three comfortable bedrooms alongside flexible family living space suited to modern lifestyles.

A particular feature of the property is the self-contained one-bedroom annex, ideal for multi-generational living, guest accommodation, holiday letting potential, or independent workspace use. The annex provides excellent versatility.

Externally, the property benefits from a garage complete with a vehicle inspection chamber, making it especially appealing to motoring enthusiasts, collectors, or those requiring workshop facilities.

Forming part of the historic Edwinsford Estate, Iron Gate Lodge combines countryside charm with practical features and flexible accommodation, creating a unique opportunity in a highly desirable Carmarthenshire location.

### Entrance

With double glazed door and window. Built in cupboard with shelving and louvre doors. Tiled floors. Stairs to first floor. Understair cupboard with hanging rail and louvre doors.

### Dining Room (11' 5" x 11' 11") or (3.47m x 3.62m)

With double glazed window. Engineered wooden floorboards. Ceiling rose.

### Living Room (10' 3" x 11' 11") or (3.13m x 3.64m)

Range of eye and floor level units. Breakfast bar. Ceramic sink and drainer with mixer tap. 4 ring induction hob. Built in eye level oven. Rear door to conservatory. Double glazed window and double glazed to front.

### Kitchen (16' 11" x 13' 10") or (5.15m x 4.21m)

With range of eye and floor level cupboards. Ceramic sink and drainer with mixer tap. Built in eye level oven. 4 ring induction hob. Breakfast bar. Tiled floor. Built in cupboard with louvre doors. Door to front. Double glazed windows. Door to conservatory.

### Conservatory (8' 3" x 15' 3") or (2.51m x 4.65m)

With exposed stone and red brick. Double glazed window and door to rear garden. Tiled floor. 2 Ceiling Fans. Radiator.

### First Floor

#### Landing

With double glazed window. Radiator.

### Bedroom 1 (8' 2" x 12' 3") or (2.49m x 3.73m)

With arched double glazed window. Radiator.

### Bedroom 2 (11' 11" x 10' 4") or (3.64m x 3.15m)

With arched double glazed window. Radiator.

### Bathroom (7' 8" x 11' 1") or (2.34m x 3.39m)

With shower cubicle. Low level WC. Freestanding roll top bath with mixer tap and hand held attachment. Built in cupboards with louvre doors. Heated towel rail. Tiled floor and part tiled walls. Wash hand basin with free standing unit and mirror over. Extractor fan. Roof access. Downlights.

### Bedroom 3 (9' 0" x 13' 9") or (2.75m x 4.20m)

With part panelled wall. Double glazed window. Coved ceiling. Radiator.

### EXTERNALLY

### Utility Room (20' 0" x 7' 4") or (6.10m x 2.24m)

With plumbing for washing machine. Concrete floor. Concrete floor. Grant System Boiler. Power and light.

### Garage (17' 3" x 19' 11") or (5.27m x 6.08m)

With concrete floor. Vehicle inspection chamber. Roller shutter door. Power and light.

### Lean To

With corrugated roof and graveled floor. Shelving. Oil tank.

### Apartment

### Kitchen / Dining / Living Room

With stylish fitted kitchen with integrated oven and 2 ring hob. Stainless steel sink and drainer. Integrated dishwasher. Laminate floor. Roof access. Downlights.

### Shower Room (9' 2" x 7' 1") or (2.80m x 2.16m)

With shower cubicle. Wash hand basin vanity units. Low level WC. Part tiled walls. Tiled floor. Double glazed window.

### Bedroom (10' 9" x 11' 8") or (3.27m x 3.56m)

With double glazed window. Radiator.

### Agents Note

The property also benefits from solar panels on the roof of the property. An agreement with Bell Town Power in place for transport of wind farm materials, more details of this can be obtained from the vendor on request.

### Tenure

Freehold

### Broadband and Mobile phone

The mobile and broadband signal is standard. Please check with your mobile phone provider.

### Viewing

Strictly by appointment with the agent.

### Local Authority

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

### Services

Mains electricity, mains water, mains drainage, oil central heating.

