



## Ro Fawr Farmhouse Dryslwyn, Carmarthen, Carmarthenshire, SA32 8RP

### Offers In The Region Of £525,000

An outstanding opportunity arises to acquire wonderful period farmhouse set in a magical location within the breathtaking scenery of the Towy Valley a short distance from the Country Market town of Llandeilo.

The farmhouse is arranged in a court yard setting and retains a wealth of original features and stands within its

own grounds of 11acres or thereabouts. The Farmhouse provides: Reception Hall; Drawing Room; Superb Conservatory; Study; Fitted Kitchen/Breakfast Room; Utility Room; Cloakroom; Sitting Room with feature fireplace; Lounge Master Bedroom with dressing room; 4 further Bedrooms and 2 Bathrooms. UPVC double

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glazing. Oil fired central heating. The property is approached over a long driveway which leads onto the the shared courtyard with absolutely wonderful mature grounds to include extensive areas of lawned garden. Two productive paddocks of total 8 acres of thereabouts which border the Towey.

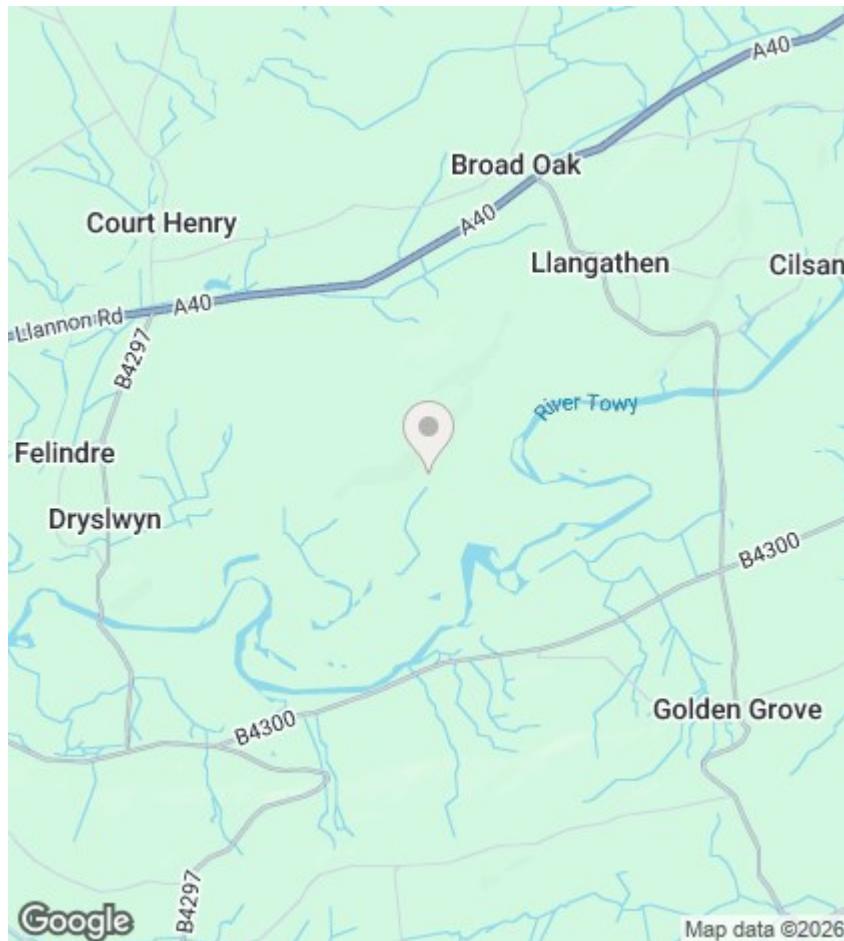
Viewing essential to appreciate- book an appointment today.



Council Tax Band: E



<b>ENTRANCE HALL</b> 17'4" x 11'8" Attractive Staircase to 1st Floor. Access to Annex. Access to kitchen / breakfast room. Access to Drawing Room.	<b>1ST FLOOR LANDING</b> 15'0" x 12'3"
.	<b>BEDROOM</b> 9'4" x 9'3"
<b>DRAWING ROOM</b> 21'8" x 13'11" Access to conservatory. Access door to study.	<b>BATHROOM.</b> .....
..	<b>THE LAND</b> .....
...	.....
<b>CONSERVATORY</b> 28'2" x 15'9"	.....
....	<b>DIRECTIONS</b>
....	From Llandeilo the property is located by taking the A40 towards Carmarthen for approx 3 miles. At the Broadoak crossroads take the left hand turning signposted Aberglassney Gardens proceed past Gardens entrance and village hall continue down hill to a small crossroads turn right here signposted Ked Kite Archery. Follow road to end to reach property.
<b>STUDY / DINING ROOM</b> 13'4" x 11'11" Access to kitchen / breakfast room.	
<b>KITCHEN / BREAKFAST ROOM</b> 13'9" x 11'11"	
<b>1ST FLOOR - LANDING</b>	
<b>MASTER BEDROOM SUITE</b> 14'1" x 13'10"	
<b>DRESSING AREA</b> 10'4" x 10'3"	
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<b>BEDROOM</b> 13'9" x 11'11"	
<b>BEDROOM</b> 13'11" x 11'1"	
<b>BATHROOM</b>	
<b>THE ANNEX - GROUND FLOOR KITCHEN</b> 16'2" x 7'9" Access to Cloaks and Sitting Room.	
<b>CLOAKROOM</b>	
<b>SITTING ROOM</b> 16'1" x 15'4" Feature Fire place. Staircase to 1st floor.	
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## Directions

## Viewings

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

## EPC Rating:

E

