



## Neuadd Deg Farmhouse Manordeilo, Llandeilo, Carmarthenshire, SA19

**791**  
Offers In The Region Of £439,500

- ATTRACTIVE SMALLHOLDING OF 4 ACRES APPROX
- PERIOD FARMHOUSE IN NEED MODERNISATION
- SPACIOUS GARDENS
- COURTYARD SETTING WITH FABULOUS VIEWS OVER TOWY VALLEY
- USEFUL RANGE OF FARM BUILDINGS AND WORKSHOPS.
- EXCELLENT PASTURE PADDOCK

# Neuadd Deg Farmhouse Manordeilo, Llandeilo SA19

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Set in one of the finest locations within the Towy valley between the country market towns of Llandeilo and Llandovery commanding the most wonderful views across a vast expanse of countryside towards the Carmarthenshire Fans in the National Park. The property comprises a choice 4 acre smallholding in courtyard setting which is approached over a newly established tarmac driveway which leads into a spacious well presented farmyard with period farmhouse. Spacious Garage block, extensive range of stables and general purpose livestock / implement shed. The accommodation comprises: Reception hall; Bay windowed Lounge with open fireplace; Bay windowed Dining Room; Living Room with impressive Marble surround fireplace; Fitted Kitchen/Breakfast Room with Rayburn range; Utility Room; Cloakroom; 4 Bedrooms, Box Room and Bathroom. Oil fired central heating. uPVC Double Glazing. Solar PV panels. Level concrete paved yard around which the buildings are arranged. Level lawned gardens with herbaceous borders. Productive pasture paddocks together with mature woods bordering stream. Viewing of this splendid property is highly recommended. Book an appointment today.



Council Tax Band: E



### ENTRANCE PORCH

5'7" x 2'11"

Leaded glazed colour glass door with side panels. Terazzo tiled floor. Glazed door leading to main reception hall.

### RECEPTION HALL



12'2" x 5'7"

Staircase to 1st floor. Access to spacious understairs cupboard. Radiator.

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### DINING ROOM



16'8" x 12'1"

Tiled surround fireplace with a solid fuel room heater. Bay window to front elevation commanding spectacular views over the Towy valley. Radiator.

### SITTING ROOM / LOUNGE



16'8" x 12'1"

Tiled surround fireplace with coal effect lpg gas fire. Two wall alcoves. Bay window to front elevation with further fabulous views. French doors to kitchen. Radiator.

### LIVING ROOM



17'3" x 12'0"

Marble surround open fireplace with all night burner. Attractive leaded glazed built in display unit with fitted drawer and cupboard below. Meter cupboard. Glazed door to rear porch. Radiator.

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### REAR PORCH

5'5" x 3'11"

### KITCHEN / BREAKFAST ROOM



12'1" x 12'0"

Rayburn oil fired range with back boiler that serves the domestic hot water and part central heating requirements, set in tiled surround fireplace. Four ring lpg gas hob set in marble effect work surface with extractor hood above. Hygiene fitted electric oven. Integral Hygiene dishwasher. Seimans fitted washing machine. One and a half Resin sink unit with chrome mixer tap. A range of fitted Oak base, wall and leaded glazed display units. Ample work surface with tiled surround. Housemaid ailer above the Rayburn.

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### REAR HALL

6'6" x 3'3"

Part tiled walls. Terazzo tiled floor. Oak doors to cloakroom.

### CLOAKROOM

Low level w.c. Tiled walls to dado height.

### UTILITY ROOM

11'6" x 5'7"

Trianco oil fired boiler which serves the domestic hot water and central heating. A fitted range of base and wall units with ample work surface. Tiled walls to dado height with decorative border. Terazzo tiled floor.

### 1ST FLOOR - LANDING



16'6" x 10'9" (max)

Built in airing cupboard with insulated hot water cylinder and ample linen shelves. Access to attic. Radiators x 2.

### BEDROOM



12'1" x 11'6"

Radiator.

**BEDROOM**



12'10" x 12'0"  
Picture window affording outstanding views over the Towy valley countryside. Radiator.

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**BEDROOM**



12'0" x 7'10"  
Picture window affording outstanding views over the Towy valley countryside. Radiator.

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**BEDROOM**

11'5" x 7'9"  
Radiator.

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**DRESSING ROOM**

7'10" x 7'7"

**BATHROOM**

8'8" x 5'4"  
Paneled bath with tiled surround and glazed shower screen. Triton electric shower above. Hand basin in vanity. Low level w.c. Part tiled walls. Radiator.

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**OUTSIDE**



The property is approached over a tarmac driveway which leads, via a gated entrance, to a spacious courtyard around which all the buildings are arranged.

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**GARDENS**

To the front and the side of the house are extensive well maintained areas of lawned garden with established herbaceous borders and provide a wonderful setting for outside living. To the side elevation is a vegetable garden with greenhouse.

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**PRINCIPAL OUTBUILDINGS**

The principal outbuildings are approached via a gated entrance to the rear of the farmhouse. They comprise -

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**STABLE AREA**

19'11" x 18'2"  
Lofted area above and further sub division area fitted out for small animal housing.

**LEAN TO**

14'0" x 11'2"

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### DUTCH BARN WITH LEAN TO

48'7" x 25'3"

Steel framed construction. Gi roof. Part block wall surround. Sheeted gates to front elevation.

### STABLE BLOCK

65'7" x 16'1"

Five loose boxes each having feed racks and feed mangers.

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### GENERAL PURPOSE BUILDING

63'1" x 39'4"

Steel framed building with concrete floor and part concrete block low level surround. Sheeted gated entrances leading into holding enclosures.

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### GARAGE / WORKSHOP

36'3" x 18'11"

Concrete block building with metal garage doors. This building also has the solar PV panels on the roof that provide renewable energy for the property.

### LAND

The land is arranged in one enclosure being well fenced and watered. The land is in excellent heart being laid to pasture that is capable of high yields of quality fodder throughout the season. Each of the enclosures have good gated access to the homestead and main agricultural buildings affording efficient movement of livestock and machinery. To the rear of the a side paddock is an internal track alongside which is a mature native woodland bordering a stream making a lovely feature.

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### SERVICES

We are advised that the property is connected to mains electricity and water. Private drainage.

### COUNCIL TAX

We are advised that the property is in council tax band "E".

### EDUCATION

A wide range of state schools are to be found in Llandeilo, Ffairfach, Gorslas and Carmarthen (the latter

two offer Welsh language secondary) - [www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk). Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools [www.isc.co.uk](http://www.isc.co.uk).)

### SPORTING AND RECREATIONAL

There are wonderful opportunities for walking, riding and cycling from the property. Hunting is with the Llandeilo Farmer's Hunt. The Rivers Towy and Cothi are noted for the Salmon and Sewin (Sea Trout) fishing, membership of associations is by application. The town of Llandeilo offers a range of sporting amenities. 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

The property enjoys a landmark location to take advantage of the breathtaking surrounding scenery for which the area is renowned. It is approximately 1 mile from the A. 40 and 2 1/2 miles to the Country Market town of Llandeilo which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The county administrative town of Carmarthen is approximately 18 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.

### TENURE & POSSESSION

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

### 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 Carpenters 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](http://www.morgancarpenter.co.uk); [www.zoopla.co.uk](http://www.zoopla.co.uk);  
[www.primelocation.com](http://www.primelocation.com), or [www.onthemarket.com](http://www.onthemarket.com)





## Directions

## Viewings

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

## EPC Rating:

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	14	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

