



Golwg Y Berllan, Taliaris, Llandeilo, Carmarthenshire SA19 7NN

£1,300 To Let

Property Features

- ****An excellent opportunity****
- Spectacular views over the Black Mountains
- 4-bedroom barn conversion situated on a working farm
- Well-presented throughout
- Large garden and parking for several vehicles
- Opportunity to rent adjoining paddock
- Rural yet accessible location
- Strictly no smoking. Pets may be considered.

Property Summary

An excellent opportunity to rent a beautiful detached, 4-bedroom barn conversion, situated on a working farm, with spectacular views over the open countryside and Black Mountains. Very rarely does such a property come available and viewing is highly recommended to appreciate the size and wonderful location of this property.

**STRICTLY NO SMOKING.
PETS MAY BE CONSIDERED.**



Full Details

PROPERTY SUMMARY

Rees Richards & Partners are delighted to offer this excellent opportunity to rent a beautiful detached, 4-bedroom barn conversion, situated on a working farm. The property has spectacular views over the open countryside and Black Mountains. Very rarely does such a property come available and viewing is highly recommended to appreciate the size and wonderful location of this property. The ground floor benefits from a kitchen/dining room, living room/dining room, boot room, utility room and bathroom. The first floor comprises 4 bedrooms and a family bathroom. There is a large garden to the front of the property and private parking for several cars to the side.

STRICTLY NO SMOKING. PETS MAY BE CONSIDERED.

Description

Ground Floor

Kitchen/Dining Room

5.70m x 3.77m (18' 8" x 12' 4")
Modern fitted kitchen with integrated oven, hob, microwave and dishwasher. Oil fired Rayburn, tiled floor, exposed beams and double doors to the garden.

Living Room/Dining Room

8.97m x 5.05m (29' 5" x 16' 7")
A large living room with a log burner, feature stone wall, tiled floor and double doors to the front overlooking the beautiful open countryside and Black Mountains.

Boot Room

2.85m x 1.89m (9' 4" x 6' 2")
Useful shelving and storage space.

Utility Room

2.07m x 2.50m (6' 9" x 8' 2")
Sink, plumbing for washing machine.



Bathroom

2.08m x 2.03m (6' 10" x 6' 8")
WC, wash hand basin and shower.

First Floor

Bedroom 1

2.78m x 2.45m (9' 1" x 8' 0")

Bedroom 2

2.44m x 3.72m (8' 0" x 12' 2")

Bedroom 3

3.57m x 4.84m (11' 9" x 15' 11")



Bathroom

2.08m x 3.46m (6' 10" x 11' 4")
WC, wash hand basin and bath with shower over.

Bedroom 4

3.38m x 2.93m (11' 1" x 9' 7")

Externally

Externally there is a large garden to the front and parking for several cars to the side. There is also a small sloping paddock extending to approximately 0.30 acres adjoining the garden which is available to let subject to separate negotiations.

Services

We understand the property benefits from mains electric, private water supply and oil-fired central heating. Private drainage to a septic tank.

Availability

Available immediately

Council Tax Band

Band F: approx. £2,756.95per annum

Tenancy Details

Rent - £1,300 pcm

Deposit - £1,500





Viewing

By appointment with the managing agents, Rees Richards & Partners. Please contact Christine Davies at Carmarthen Office on 01267 612021 or christine@reesrichards.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 