

Regulated by:



RICS



Since 1989

*A substantial period residence in the sought after and picturesque Village of Talley, near Llandeilo,
West Wales*



Edwinsford Arms, Talley, Llandeilo, Carmarthenshire. SA19 7YR.

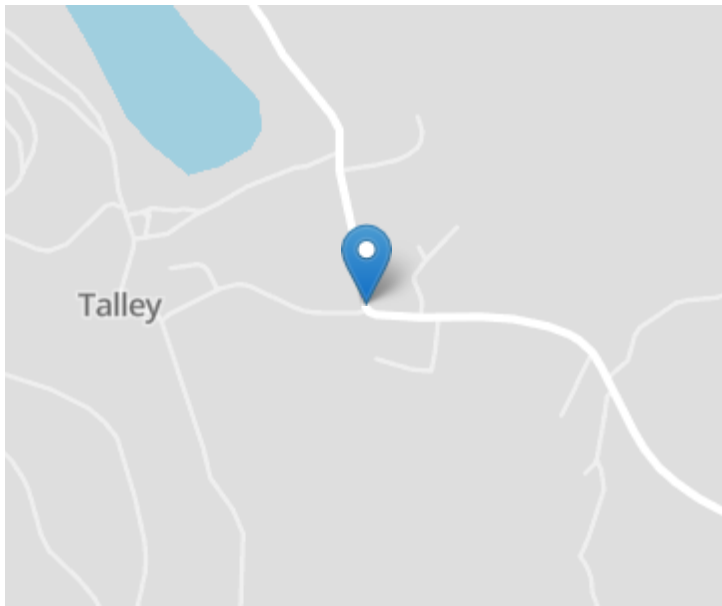
REF: R/3898/LD

£330,000

*** Ultimate character and charm *** A substantial and renovated Village residence - Formerly a Public House *** Being sympathetically refurbished and offering 4/5 bedroomed accommodation *** Generous and extensive living areas - 4 reception rooms *** Newly fitted mains gas fired central heating *** Good Broadband connectivity *** Grade II Listed – having retained many of its character features *** An imposing plot with tarmacadamed driveway *** Lawned garden with Children's play area, greenhouse and vegetable growing areas *** Stone and slate outhouse

*** A property with great income capabilities - potential Bed & Breakfast/Guest House, annexe/Airbnb, or holiday let (subject to consent) *** A stunning and picturesque Village setting with fine views over the surrounding countryside and Talley Abbey

*** Close to a friendly high performing Primary School *** Close to an abundance of rural walks *** Commuting distance to the nearby Market Towns of Llandeilo, Llandovery and Lampeter and a short drive to the M4 Motorway *** A country property like no other and would provide the ideal Family home *** A superb South facing property



LOCATION



Located within the historic Village of Talley renowned for its Ancient Abbey Ruins and scenic Lake, set off the B4302 roadway, located in the centre of the Village, 7 miles from the Towy Valley Market Town of Llandeilo with rail links to the Heart of Wales Line, less than half an hour's drive from the M4 Motorway intersection which gives you easy access to Swansea, Cardiff and Bristol.

Talley benefits from a small yet highly regarded Primary School, small Village Convenience Shop and the historic Abbey Ruins and Lake. It enjoys a thriving Community whilst also enjoying fantastic aspects over the surrounding countryside.

GENERAL DESCRIPTION



Morgan & Davies are proud to offer for sale this substantial refurbished period home. It is a Grade II Listed former Public House that has retained many of its original character features and charm but has now created the ideal Family home with 4/5 bedrooomed accommodation, generous ground floor living space and a potential annexe to the side that could be re-introduced into the main dwelling or as a holiday let, granny annexe, etc., (subject to consent).

Externally it enjoys a prominent and imposing position within the Village commanding fantastic views over Talley Abbey and the surrounding countryside, yet also having an extensive garden. To the front lies a tarmacadamed driveway and to the side and rear a lawned garden being well stocked with vegetable beds, Children's play area, greenhouse, outhouse and various outdoor entertaining areas.

In all a property that deserves early viewing with it being a rare opportunity to purchase a property of this calibre within the Towy Valley.

Talley is famous for its Ancient Ruins and Lake and being a short distance to the nearby Market Towns of Llandeilo, Llandovery and Lampeter. In all the perfect country getaway and time to enjoy one of West Wales' finest properties.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

COVERED ENTRANCE PORCHWAY

With seating areas to both sides.



OPEN PLAN LIVING ROOM

21' 5" x 15' 0" (6.53m x 4.57m). A generously sized Family room with a South facing window, high ceiling, feature fireplace with an Oak surround and a Franklin wood burning stove inset, two radiators, recessed area (formerly the bar area).



OPEN PLAN LIVING ROOM (SECOND IMAGE)



OPEN PLAN LIVING ROOM (THIRD IMAGE)



OPEN PLAN LIVING ROOM (FOURTH IMAGE)



SITTING ROOM

14' 9" x 14' 8" (4.50m x 4.47m). With a South facing window, open fireplace with an attractive surround and an inset wood burner.



REAR RECEPTION ROOM/PLAY ROOM

15' 3" x 11' 8" (4.65m x 3.56m). With radiator and side window.



KITCHEN/DINER

15' 3" x 10' 0" (4.65m x 3.05m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, gas fired Aga Range (currently disconnected), electric cooker space and point, space for dishwasher or washing machine, wall mounted Worcester mains gas boiler running all domestic systems within the property.



UTILITY/STORAGE ROOM

14' 9" x 12' 8" (4.50m x 3.86m). With original stone fireplace, radiator, external side entrance door. This room is currently in need of completion but would offer itself nicely as an extension to the existing kitchen.

FIRST FLOOR

LANDING/STUDY AREA

Being newly carpeted.



BEDROOM 1

14' 8" x 12' 7" (4.47m x 3.84m). With Antique style pillared radiators, cast iron fireplace with a Bespoke Oak surround, built-in wardrobes and renovated sash windows, South facing with clear views to the Brecon Beacons.



BEDROOM 1 (SECOND IMAGE)



FAMILY BATHROOM

12' 2" x 9' 9" (3.71m x 2.97m). A contemporary styled fully refurbished suite with mosaic tiled flooring, half tongue and groove panelled walls, free standing roll top Victorian style bath, high flush w.c., pedestal wash hand basin, two antique style pillared radiator/towel rails, walk-in shower facility with attractive tiled surround, luxurious electric thermostatic control underfloor heating.



FAMILY BATHROOM (SECOND IMAGE)



BEDROOM 2

15' 0" x 12' 9" (4.57m x 3.89m). Being South facing with radiator, renovated sash windows.



REAR BEDROOM 3

14' 8" x 11' 11" (4.47m x 3.63m). With side window and radiator.



EN-SUITE SHOWER ROOM TO BEDROOM 3

A modern suite comprising of a walk-in shower unit, vanity unit with wash hand basin, low level flush w.c., chrome heated towel rail.



BEDROOM 4/HOME OFFICE

11' 1" x 6' 1" (3.38m x 1.85m). Currently with fitted desks, electric heater, usb charging point, access to the airing cupboard with hot water cylinder.



SEPARATE POTENTIAL ANNEXE

To the side of the property lies a two storied addition which, in the Vendors opinion, would make the perfect annexe/letting unit (subject to the necessary consents being granted) or offer itself for further accommodation to the existing dwelling. Currently it has access via the main residence but there is also external access points from the garden area.

POTENTIAL LIVING ROOM

12' 9" x 10' 11" (3.89m x 3.33m). With tiled flooring, staircase leading to the potential Bedroom above.



POTENTIAL KITCHEN

9' 4" x 5' 7" (2.84m x 1.70m). With plumbing in-situ, steps down to the Cellar.

CELLAR

11' 0" x 11' 7" (3.35m x 3.53m).

POTENTIAL BEDROOM 5/ANNEXE BEDROOM

15' 9" x 18' 1" (4.80m x 5.51m). With radiator. Please note this Bedroom could easily be re-introduced into the main dwelling.

SEPARATE BATHROOM

In need of refurbishment.

EXTERNALLY

GARDENS AND GROUNDS

The property stands in a generous and prominent plot within the popular Village of Talley. To the side and rear of the property lies a level lawned area with a purpose built Children's Play Area and an enclosed garden with a range of flower and shrub beds, Greenhouse and covered BBQ/entertaining area.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)**GARDEN (FOURTH IMAGE)****GARDEN (FIFTH IMAGE)****PLAY AREA****REAR GARDEN**

With raised vegetable beds, Fish pond and wild flower/herb garden area.

STONE AND SLATE OUTHOUSE**PARKING AND DRIVEWAY**

An extensive tarmacadamed forecourt providing ample parking and turning space for a number of vehicles along with an EV Charging Point



FRONT OF PROPERTY



AGENT'S COMMENTS

A most impressive Village residence with immense appeal and potential.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'D'.

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

PLEASE NOTE

The property is being sold subject to an option to enter into an easement over the pavement to the side of the property which could provide a valuable income of £2,000 per annum index linked for up to 45 years. Further details are available from the Selling Agents.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas central heating with a recently fitted Worcester boiler with Hive Remote Operative Thermostat, telephone subject to B.T. transfer regulations, Broadband available we are informed with Fibre to the Village, EV Charging Point.


Directions

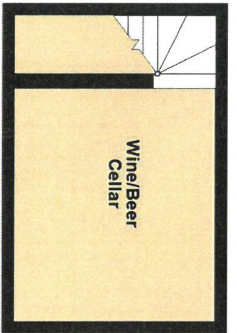
From Llandeilo the property is located by taking the B4302 to Talley. When you arrive in the Village continue past the School (on your right hand side). Continue through the Village and the property will be located on your right hand side before the turning to the Abbey, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

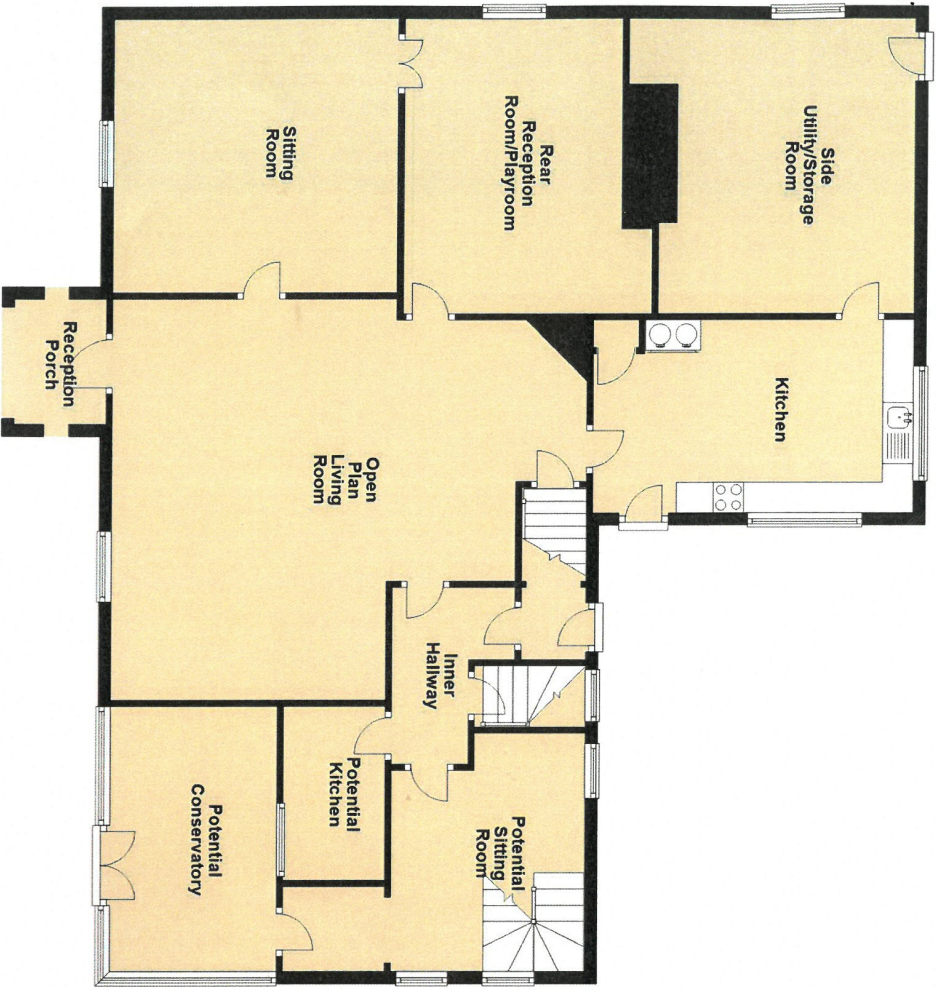
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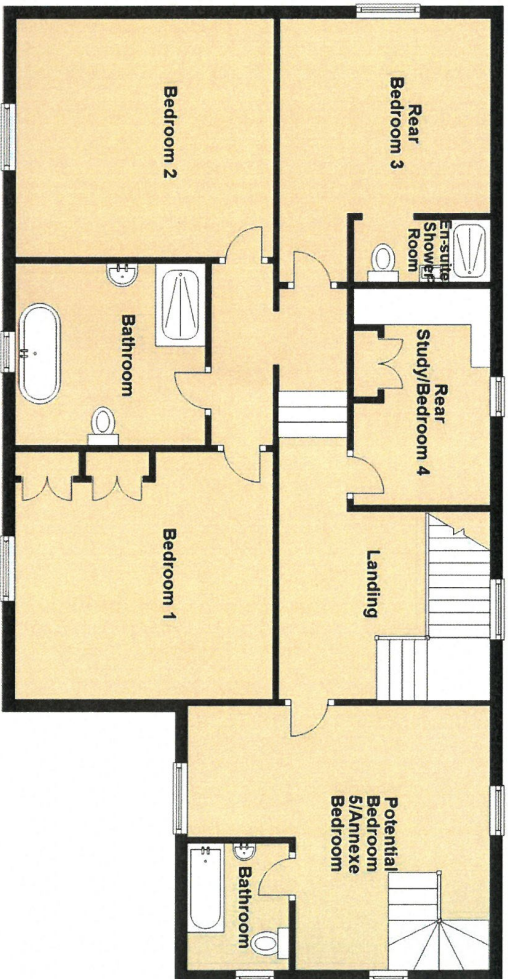
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Lower Ground Floor



Ground Floor



First Floor