



**Edwinstford Arms
Talley
Llandeilo
Carmarthenshire
SA19 7YR**

Offers in Excess of £328,000

bettermove

Llandeilo

Bettermove are proud to present this substantial Grade II listed 5 bedroom detached period property in Talley available with no forward chain.

The property benefits from partial double glazing, gas central heating throughout and has ample off street parking available. The council tax band is D.

This considerable historic Grade II Listed former public house that is being used for residential purposes, primarily providing spacious, restored rooms. Excellent possibilities from the two-story expansion on the side, which, in our opinion, would be perfect for building an annex or generating revenue through vacation rentals or Air B&B. Recently, a new central heating system with a mains gas fueled boiler was installed at the home, which also has an electric vehicle charging outlet installed. The home is set on a large lot with lovely side and back gardens as well as a large tarmacadamed forecourt with plenty of parking. Further information from the selling agents is available. The property is being sold subject to an option to engage into an easement over the pavement to the side of the property, which may offer a valued income of £2,000 per annum index linked for up to 45 years.

Located in the popular village of Talley, attractively located in the centre of the village this former public house is close to a range of amenities, including shops, an excellent village school in North Carmarthenshire and pubs.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Lower Ground Floor



Ground Floor



First Floor



For illustration purposes only. This plan not to scale and measurements are approximate.
Plan produced using Planity

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	



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