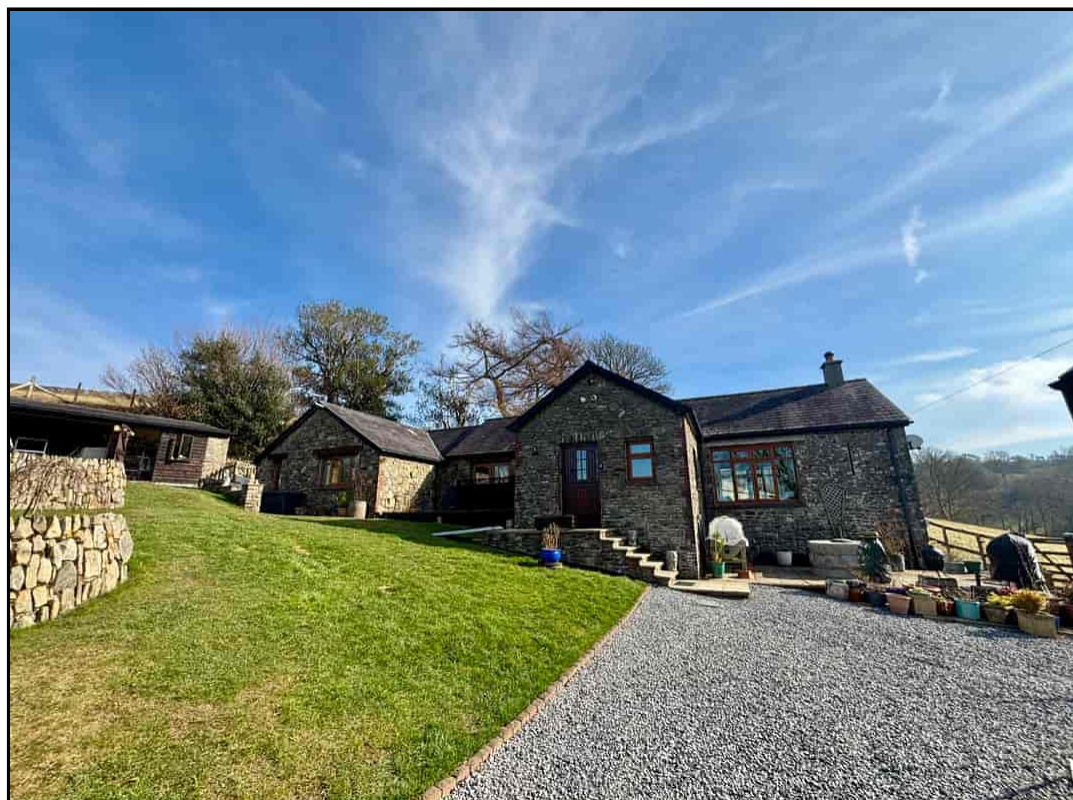


A fine rural location. A superior and extended detached cottage with landscaped gardens and a range of useful outbuildings. Talley, near Llandeilo, West Wales



Penyrheolwen, Talley, Llandeilo, Carmarthenshire. SA19 7DJ.

£465,000

REF: R/4554/LD

*** A fine rural location *** A superior and extended country cottage *** Deceptive and well presented 3 bedroomed, 2 bathroomed accommodation *** Traditional yet enjoying everyday modern conveniences *** UPVC double glazing, oil fired central heating, private water and private drainage

*** Generous country plot - Landscaped and well maintained gardens with low stone walls *** Vegetable growing areas, fruit trees and bushes *** Range of useful outbuildings with general purpose barn, car port, workshop and store shed *** Summerhouse with magnificent views over the North Carmarthenshire and Cothi Valley

*** Picture perfect country property ready to move into *** A country escape to the beautiful West Wales countryside *** Located within the picturesque Cothi Valley in a quiet location yet not remote *** Well positioned for access to the amenity centres of the area including Lampeter, Llandovery and Llandeilo *** Half an hour's drive to the link road to the M4 Motorway



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel: 01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel: 01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Located within the picturesque Cothi Valley in a quiet location yet not remote. Well positioned for access to the major marketing and amenity centres of the area which include Lampeter, Llandovery and Llandeilo and half an hour's drive to the link to the M4 Motorway. The property boasts magnificent views over the North Carmarthenshire hillside and the Brechfa and Llanllwni Mountain Range.



GENERAL DESCRIPTION



Rural but not remote. A superior detached and recently extended country cottage offering fantastic 3 bedroomed, 2 bathroomed accommodation. Although enjoying period character features it provides modern everyday conveniences.

The property is set within its own grounds of approximately 0.5 of an acre with landscaped gardens, extensive gravelled driveway and a range of useful outhouses. The outhouses include a multi purpose store, car port, workshop and garden shed, all of which providing a fantastic country property.

It enjoys magnificent views to the front overlooking the Carmarthenshire hillside and the Cothi Valley with Llanllwni

and Brechfa Mountain Range in the far distance. A property deserving early viewing.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

KITCHEN

11' 2" x 10' 8" (3.40m x 3.25m). A farmhouse style oak fitted kitchen with a range of wall and floor units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap, Neff eye level electric oven and grill, 4 ring ceramic hob with Smeg extractor fan over, plumbing and space for dishwasher, space for an under counter fridge, stable style entrance door, quarry tiled flooring, access to the boarded loft space.



RECEPTION HALL

10' 2" x 8' 6" (3.10m x 2.59m). With terracotta tiled flooring, staircase to the loft room over, beamed ceiling, spot lighting.



UTILITY ROOM/W.C.

6' 5" x 5' 0" (1.96m x 1.52m). With fitted wall units, plumbing

and space for automatic washing machine and tumble dryer, sink unit with mixer tap, low level flush w.c., heated towel rail, quarry tiled flooring.



WALK THROUGH LARDER

6' 9" x 6' 0" (2.06m x 1.83m). With fitted pull out larder cupboards, space for upright fridge/freezer, terracotta tiled floor.



BOOT ROOM

7' 4" x 7' 5" (2.24m x 2.26m). With UPVC stable style rear entrance door, fitted cloak cupboards, tiled flooring, free standing Worcester boiler.



LIVING ROOM

22' 0" x 15' 7" (6.71m x 4.75m). An impressive open vaulted reception room with original 'A' framed beams, two large picture window to the front and rear enjoying fantastic views over the surrounding countryside, open stone fireplace with a Charnwood SKYE 7 multi fuel stove, two upright radiators, terracotta tiled floor.





LOFT ROOM/SNUG/OFFICE

20' 8" x 15' 0" (6.30m x 4.57m). With three Velux roof windows, undereaves storage area, built-in cupboards, two radiators.



MEZZANINE LOFT OVER

With hot and cold water tanks, airing cupboard housing the hot water cylinder with water pump.



DINING ROOM

15' 6" x 7' 3" (4.72m x 2.21m). With double patio doors to the decking area, radiator.



EN-SUITE TO BEDROOM 1

9' 3" x 4' 8" (2.82m x 1.42m). A stylish and modern 4 piece suite with a walk-in shower cubicle with Mira electric shower, bidet, low level flush w.c., double door vanity unit with wash hand basin and mixer tap, heated towel rail, spot lighting, extractor fan..



REAR BEDROOM 2

10' 0" x 10' 2" (3.05m x 3.10m). With radiator, access to the boarded loft space.



REAR BEDROOM 3

10' 2" x 9' 5" (3.10m x 2.87m). With Sharps built-in wardrobes, chest of drawers and bedside tables, radiator.



INNER HALL

3' 10" x 13' 10" (1.17m x 4.22m). With upright mirrored radiator, tunnel light, solid Ash flooring, recessed spotlights.



BATHROOM

8' 0" x 6' 4" (2.44m x 1.93m). Having a modern 3 piece suite comprising of a panelled bath with shower attachment, multi drawer dresser style vanity unit with wash hand basin and enclosed w.c., heated towel rail, extractor fan.



EXTERNALLY

RANGE OF USEFUL OUTBUILDINGS

Comprising of:-

MULTI PURPOSE SHED

20' 0" x 15' 0" (6.10m x 4.57m). With sliding front entrance door, concrete flooring, electricity connected, boarded and insulated, drop down stairs leading to the loft room/gym.



OPEN FRONTED STORE

11' 8" x 8' 6" (3.56m x 2.59m). Of timber and stone construction.

HERCULES GREENHOUSE

12' 0" x 10' 0" (3.66m x 3.05m).

SUMMERHOUSE

Of timber construction enjoying views over the garden and the Cothi Valley beyond.

GARDEN

The property enjoys a landscaped and well maintained garden area being terraced with flowing lawned areas and low stone walls, providing ample outdoor space.

LOFT ROOM/GYM

20' 0" x 15' 0" (6.10m x 4.57m).



CAR PORT

20' 0" x 15' 0" (6.10m x 4.57m). With electricity and lighting.

GARDEN SHED

8' 0" x 10' 0" (2.44m x 3.05m).

WORKSHOP

12' 2" x 8' 1" (3.71m x 2.46m). Of stone and timber construction, being insulated, electricity connected.



DECKING AREA



PATIO



VEGETABLE AND FRUIT GARDEN

With established fruit and vegetable beds with Redcurrant, Autumn Raspberry, Summer Raspberry and Gooseberry bushes.

SMALL ORCHARD

With Crab apples, cooking apples and eating apples.

PARKING AND DRIVEWAY

A gated and secure gravelled driveway with ample parking and turning space.

FRONT OF PROPERTY



REAR OF PROPERTY



AERIAL VIEW



TENURE AND POSSESSION

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

COUNCIL TAX

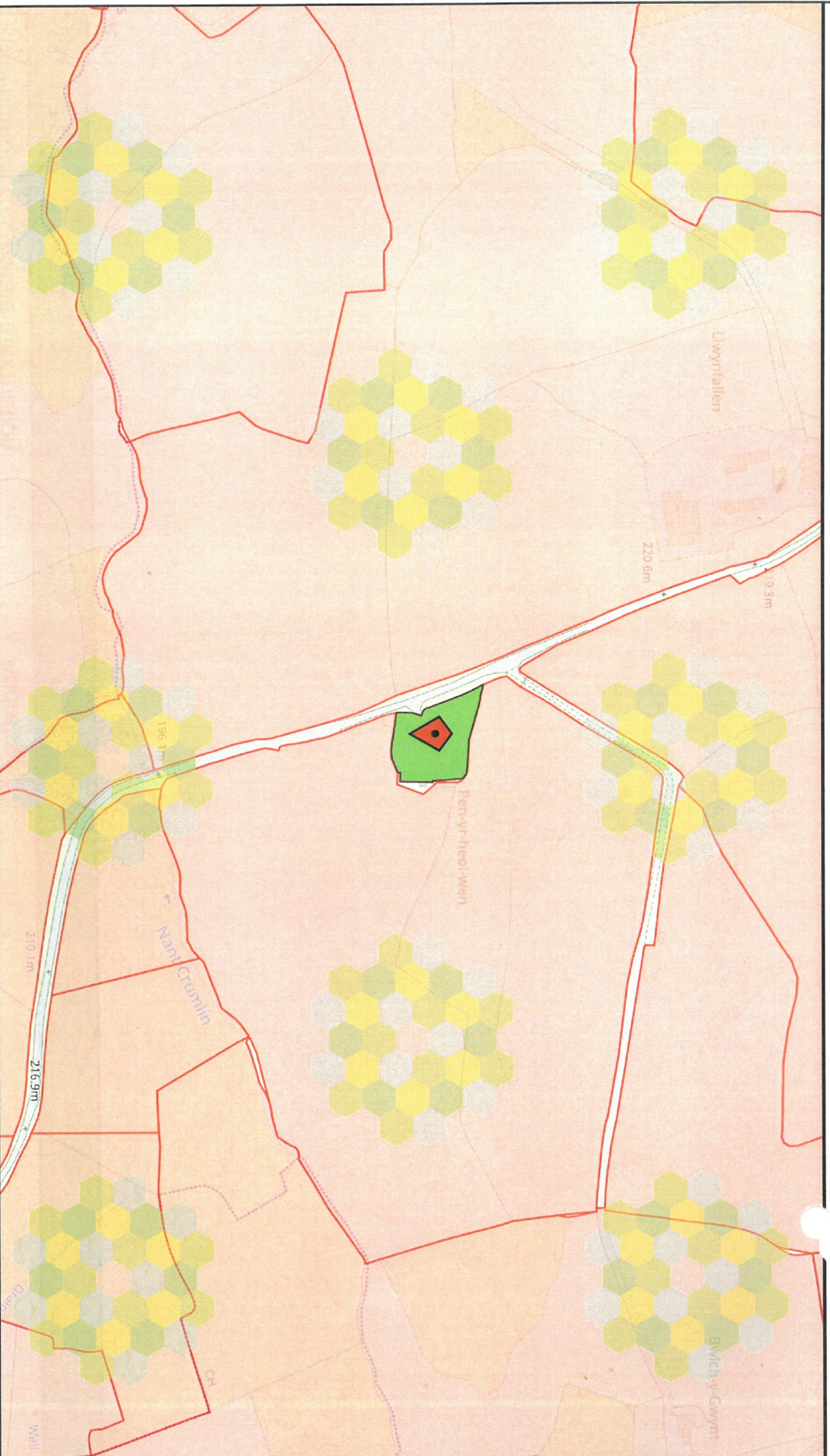
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'D'.

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.

Services

We are informed by the current Vendors that the property benefits from private water (recently tested), mains electricity, private drainage to a septic tank oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, BT Broadband available and wired to the property.



0 10 20 30 40 50 60 70 80 100m

Map scale 1:2500

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Data last updated 10:00pm 07 JANUARY, 2025

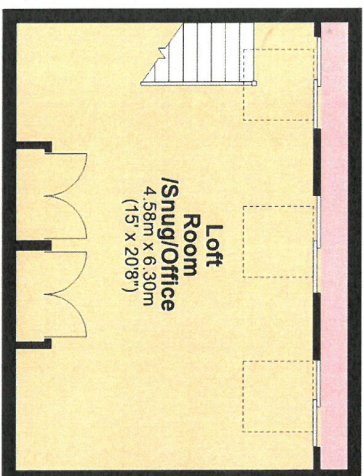
Ground Floor

Approx. 122.2 sq. metres (1314.8 sq. feet)



First Floor

Approx. 29.9 sq. metres (321.6 sq. feet)



Total area: approx. 152.0 sq. metres (1636.4 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Oil.
Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (61)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? No




Directions

From Lampeter take the A482 road South East towards Llandovery. Continue through the Villages of Harford and Pumpsaint until you get to a right hand turning at the former Bridgend Inn Public House. Turn right onto the B4302 Crugybar/Llandeilo road. Continue straight through the Village of Crugybar and straight on at the next crossroads. You will then encounter a hump back bridge. Proceed for a further half a mile, passing the entrance to Llettylicki Farm, on the right hand side. DO NOT TAKE THE ROAD OPPOSITE but carry on for a quarter of a mile to the next left hand turning at the brow of the hill. Follow this road until you get to a small 'T' junction. Take the right hand turning and continue for a further half a mile. As you descend down the hill Penrheolwen will be located on your left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk. All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'. To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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