

*A nicely positioned 4 bedroomed detached Family home set within a sought after cul-de-sac.
Talley, near Llandeilo, West Wales*



3 Maescelyn, Talley, Llandeilo, Carmarthenshire. SA19 7YR.

£320,000

REF: R/4095/LD

*** No onward chain *** A highly desirable detached Family home *** Spacious 4 bedroomed, 2 bathroomed accommodation *** Mains gas central heating and double glazing throughout *** Sought after cul-de-sac in a popular Village position *** Newly built conservatory

*** Low maintenance grounds with lawn and patio area *** Detached garage and off street parking area *** A well presented residence with fine views to the rear over open farmland and countryside

*** 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 *** Stunning and picturesque Village setting *** Contact us today to view



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LOCATION

The property is 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 regarding Primary School, a small Village Convenience Shop and historic Abbey ruins and a lake. It enjoys a thriving Community whilst also enjoying fantastic aspects over the surrounding countryside.

GENERAL DESCRIPTION

A delightful and spacious Family home being well presented and offering 4 bedrooomed, 2 bathroomed accommodation. The property is nicely positioned on the edge of a cul-de-sac with low maintenance grounds, private parking and a double garage.

The property enjoys the best position within the cul-de-sac with fine views to the rear over open farmland and countryside.

It benefits from mains gas central heating, double glazing and good commuting links.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH/BOOT ROOM

With front entrance door, quarry tiled flooring, radiator.



RECEPTION HALL

With staircase to the first floor accommodation with understairs storage cupboard, radiator.



CLOAKROOM

With low level flush w.c., pedestal wash hand basin, radiator, extractor fan, tiled flooring.

LIVING ROOM

21' 8" x 11' 6" (6.60m x 3.51m). A perfect sized Family room with bay window, sliding patio doors to the Conservatory, radiator, in-built gas fire (currently not connected).



LIVING ROOM (SECOND IMAGE)



CONSERVATORY

11' 0" x 10' 0" (3.35m x 3.05m). Of UPVC construction with three sliding patio doors to the garden area.



CONSERVATORY (SECOND IMAGE)



DINING ROOM

12' 3" x 11' 9" (3.73m x 3.58m). With sliding patio doors, radiator.



KITCHEN

13' 5" x 8' 4" (4.09m x 2.54m). A Pine fitted farmhouse style Kitchen with a range of wall and floor units with work surfaces over incorporating a Belfast sink, electric cooker and point with extractor hood over (not tested), tiled flooring.



UTILITY ROOM

7' 9" x 8' 5" (2.36m x 2.57m). With UPVC rear entrance door to the garden and leading to the Garage, plumbing and space for automatic washing machine and tumble dryer, Worcester wall mounted mains gas central heating boiler, radiator.



FIRST FLOOR

GALLERIED LANDING

With radiator.



FRONT BEDROOM 3

11' 7" x 9' 10" (3.53m x 3.00m). With radiator.



REAR BEDROOM 2

12' 4" x 11' 4" (3.76m x 3.45m). With built-in wrap around wardrobes and cupboards, radiator, enjoying fine views to the rear over open farmland and countryside.



FRONT BEDROOM 4

9' 2" x 8' 5" (2.79m x 2.57m). With radiator and built-in wardrobes.



REAR BEDROOM 1 (PRINCIPLE BEDROOM)

12' 3" x 12' 2" (3.73m x 3.71m). With radiator, enjoying fine views over the surrounding countryside and farmland to the rear, airing cupboard with shelving and radiator.



EN-SUITE TO BEDROOM 1

Comprising of a 3 piece suite with panelled bath, low level flush w.c., pedestal wash hand basin, radiator, extractor fan, half tiled walls and flooring.



BATHROOM

A stylish and modern suite comprising of a double walk-in shower cubicle, low level flush w.c., pedestal wash hand basin, heated towel rail, extractor fan.



EXTERNALLY

GARAGE

18' 0" x 16' 0" (5.49m x 4.88m). With roller shutter door, fitted shelving and side service door.



GARAGE (SECOND IMAGE)



GARDEN

The property enjoys a low maintenance garden area laid mostly to lawn with a large patio area. It enjoys a fine outlook to the rear over open farmland and enjoys ample privacy.

FRONT GARDEN



PATIO AREA



VIEWS FROM REAR



PARKING AND DRIVEWAY

Driveway located to the side of the property with parking for two vehicles and enjoying easy access onto the Garage.



FRONT OF PROPERTY



AGENT'S COMMENTS

A highly desirable Family home in a convenient and popular Village position.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

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

MONEY LAUNDERING REGULATIONS

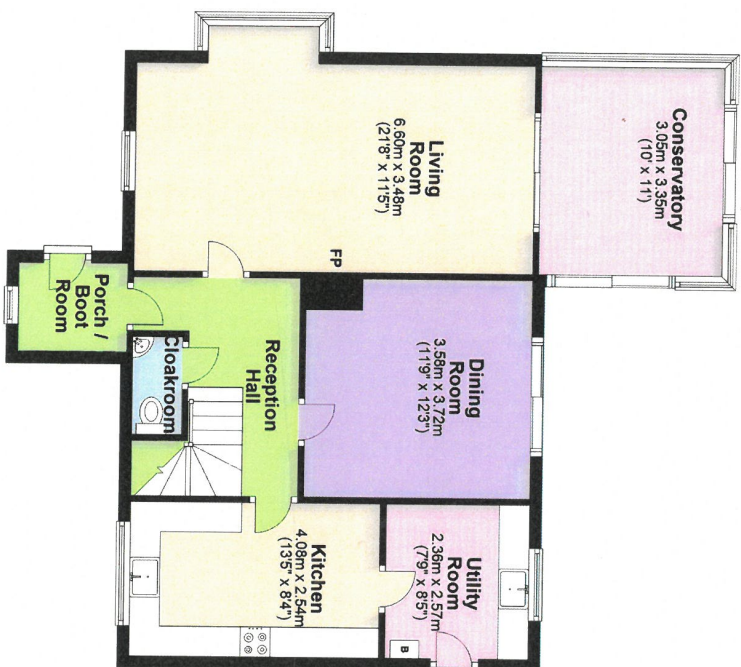
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

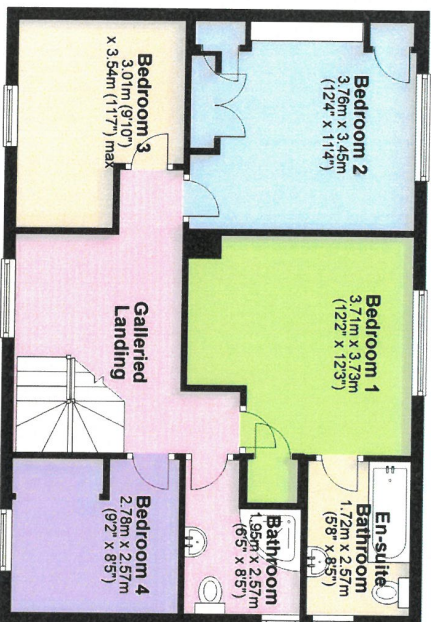
Ground Floor

Approx. 76.4 sq. metres (822.7 sq. feet)



First Floor

Approx. 65.8 sq. metres (707.9 sq. feet)



Total area: approx. 142.2 sq. metres (1530.6 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.
Data provided by: Diaviti.

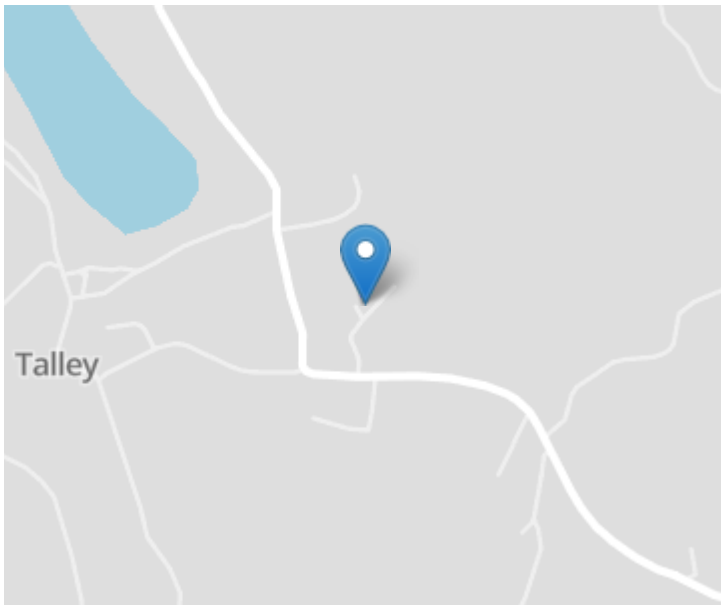
Directions

From Llandeilo take the B4302 road signposted Talley. Proceed on this road for approximately 7 miles into the Village of Talley. Turn right before reaching the former 'Edwinsford Arms Public House' into Maescelyn. Turn first left and the property will be found right in front of you, 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

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'.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(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	

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

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