



## 5 Nantlais, Maescelyn, Talley, Llandeilo, Carmarthenshire SA19 7YR

£295,950 For Sale

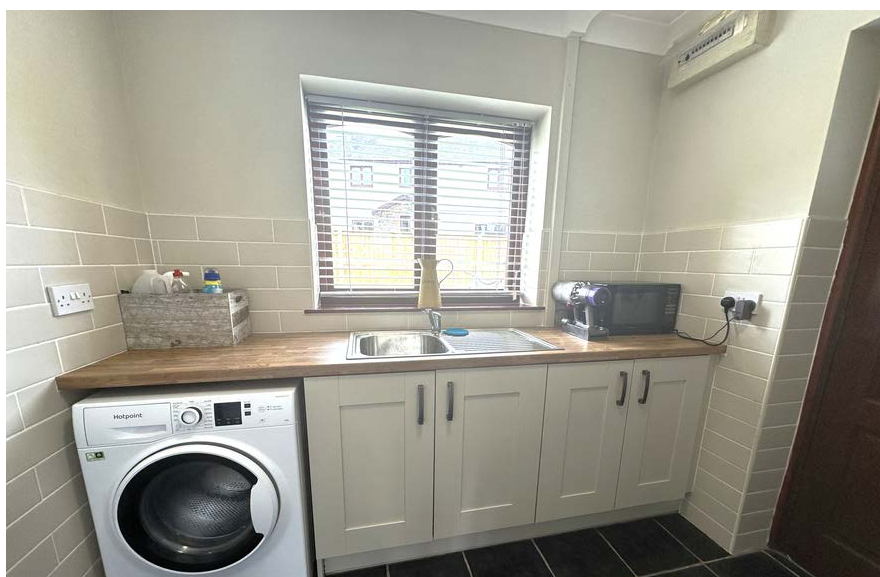
### Property Features

- Well presented detached family home
- 4 bedrooms and 1 en-suite
- Link-detached garage
- Wrap around low maintenance lawns
- Quiet cul-de-sac setting in the popular village of Talley
- Driveway parking for 2 vehicles
- Walking distance to Primary School, Historic Landmarks and scenic walking trails
- Easy access to Llandeilo, Llandovery and wider Carmarthenshire.

### Property Summary

This detached four-bedroom home in Talley offers an appealing mix of comfort, flexibility and outdoor space. The accommodation includes a spacious lounge, modern kitchen with dining room, utility room, four well-proportioned bedrooms and an en-suite, along with a versatile detached-link garage. Outside, the property enjoys a low-maintenance wrap-around garden and off-road parking. Situated in a quiet cul-de-sac with convenient access to Llandeilo, Llandovery and wider Carmarthenshire, it provides peaceful village living with excellent connectivity.





## Full Details

### Overview

Nestled within the charming village of Talley, this detached four-bedroom home offers a superb balance of comfort, flexibility and outdoor space, making it an excellent choice for families or anyone seeking peaceful village living with strong transport links.

The well-proportioned accommodation includes four bedrooms, with an en-suite shower room to the principal bedroom, a spacious lounge ideal for relaxation, a modern kitchen with a dedicated dining room and a separate utility room.

Externally, the property benefits from a low-maintenance wrap-around garden and off-road parking, while the detached-link garage provides valuable versatility—perfect for a home office, workshop, hobby room or even additional living space (subject to any necessary planning consents).

### Situation

The property is set within a small cul-de-sac of similar homes in the unspoilt village of Talley, positioned in the heart of Carmarthenshire. Talley benefits from a local primary school and regular bus services, and is within walking distance of historic landmarks and scenic countryside walks, offering an ideal blend of community and rural charm.

The home sits approximately 7.5 miles north of Llandeilo via the B4302, a vibrant market town providing an excellent range of amenities. These include independent shops, cafés and restaurants, convenience stores, bilingual schooling, healthcare facilities and a railway station on the picturesque Heart of Wales line.

### Accommodation

#### Ground Floor

##### Entrance Hall

Staircase to first floor.





## Kitchen

2.45m x 4.15m (8' 0" x 13' 7")

A modern shaker style kitchen with base and wall units to include an integrated eye-level double oven / grill, electric hob with extractor fan over and pan drawers. Integrated dishwasher and fridge freezer. Heated towel rail and quality finishing touches. Tiled flooring and window to front.

## Dining Room

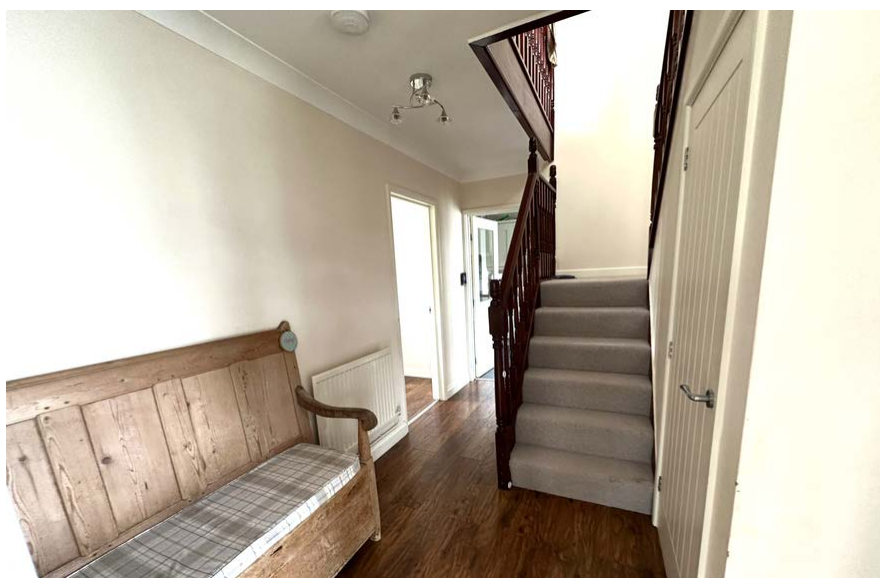
3.86m x 3.77m (12' 8" x 12' 4")

A spacious dining room with sliding doors to the rear garden and laminated wood effect flooring.

## Living Room

3.54m x 6.67m (11' 7" x 21' 11")

Dual aspect living area with sliding doors to the rear garden. Log burner with slate tile hearth. Carpet flooring.



## Utility Room

2.47m x 2.39m (8' 1" x 7' 10")

Base units with stainless steel sink, plumbing for washing machine. Housing for gas boiler. Tiled flooring. Window to rear. Door to outside.

## Cloakroom

1.58m x 0.81m (5' 2" x 2' 8")

W.C. and wash hand basin. Tiled flooring.

## First Floor

### First Floor Landing

Door to airing cupboard. Carpet flooring.

### Bedroom 1

2.49m x 2.77m (8' 2" x 9' 1")

Window to front. Radiator. Carpet flooring.

### Bedroom 2

3.54m x 3.79m (11' 7" x 12' 5")

A spacious double room. Window to front. Radiator. Carpet flooring.







### Bedroom 3

2.45m x 2.79m (8' 0" x 9' 2")  
Window to front. Radiator. Carpet flooring.

### Family Bathroom

1.79m x 2.42m (5' 10" x 7' 11")  
W.C, wash hand basin, P shape curved bath tub with shower over and curved glass screen, heated towel rail. Window to side. Vinyl flooring.

### Bedroom 4 - Master with En-suite

3.78m x 4.59m (12' 5" x 15' 1")  
Master bedroom with fitted wardrobes. Window to rear. Radiator. Carpet flooring.  
Door to:



### En-suite Shower Room

1.65m x 1.83m (5' 5" x 6' 0")  
W.C, wash hand basin, cubicle power shower, heated towel rail. Window to side. Vinyl flooring.

## Externally

### Gardens and Grounds

Gravel driveway parking for two vehicles with open lawn garden to the front and side with pathways leading to the rear enclosed garden laid to lawn with patio areas contained in a timber fence boundary.

### Garage

4.99m x 6.29m (16' 4" x 20' 8")

## Further Information

### Tenure

We understand the property is held on a freehold basis.

### Services

We understand that the property benefits from mains water, electricity, gas and drainage connections. None of the services have been tested.

### Energy Performance Certificate

EPC Rating C (72).







## Council Tax Band

We understand that the Carmarthenshire County Council Tax Band is E - approx £2503.15 for 2024/2025.

## Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

## Planning

Please direct all planning related enquiries to Carmarthenshire County Council Planning Department.

## Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE.

## Viewing

Strict by appointment with the Vendors Sole Agents Rees Richards & Partners.

Please contact Carmarthen Office for further information:

12 Spilman Street, Carmarthen, SA31 1LQ.

Tel: 01267 612021 or email [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC