

*A superior country residence set in mature grounds with fine views over the Abbey. Talley, Llandeilo, West Wales*



**Abbey View, Talley, Llandeilo, Carmarthenshire. SA19 7YR.**

**£400,000**

**REF: R/4002/LD ... Offers in the region of**

\*\*\* Offers in the region of £400,000 \*\*\* No onward chain \*\*\* A superior country residence set over four floors \*\*\* Well presented 4/5 bedroomed accommodation \*\*\* The perfect family home with ample living areas \*\*\* Spectacular views to the rear over Talley Abbey and the surrounding countryside

\*\*\* Mature landscaped garden areas \*\*\* Established garden with lawned areas, flower and shrub borders \*\*\* Self sustainable with poly tunnel, greenhouses and potting shed \*\*\* Fine south facing position \*\*\* Ample parking on a private gravelled driveway

\*\*\* 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



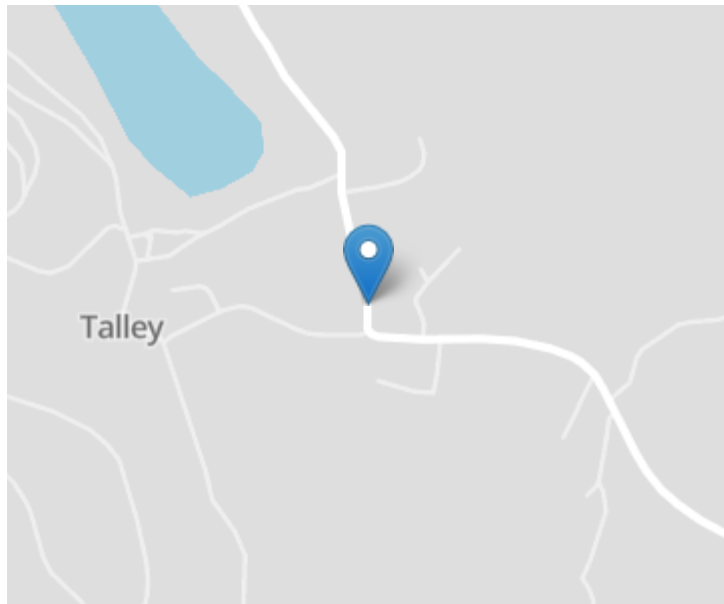
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## LOCATION

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

A superior country house with spectacular views to the rear over Talley Abbey. It is a very versatile 4/5 bedroomed family home with its extensive living accommodation and its mature landscaped rear garden area.

The garden is a particular feature with its established grounds including lawn, herbaceous borders and vegetable growing area. To the rear it enjoys a peaceful backdrop over Talley Abbey.

It benefits from mains gas central heating and double glazing.

A property of this calibre does not come to the market often. It offers a private country residence set in a popular and historic village setting.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

With half glazed front entrance door and a cloak cupboard.

#### LIVING ROOM



20' 7" x 16' 9" (6.27m x 5.11m). With a cast iron fireplace housing a cast iron multi fuel stove on a tiled hearth, rear patio doors to the garden area, staircase to the first floor accommodation, tiled flooring with electric underfloor heating.

#### LIVING ROOM (SECOND IMAGE)



## SITTING ROOM



11' 4" x 14' 4" (3.45m x 4.37m). With a stone open fireplace and exposed chimney breast with a gas real flame effect stove.

## BREAKFAST ROOM



11' 6" x 4' 5" (3.51m x 1.35m). With radiator, sliding patio doors to the patio area, tiled flooring.

## KITCHEN



9' 6" x 11' 6" (2.90m x 3.51m). An Oak fronted fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, Neff 5 ring mains gas hob, electric double oven with extractor hood over, integrated dishwasher and fridge, radiator, tiled flooring.

## UTILITY ROOM



7' 10" x 4' 3" (2.39m x 1.30m). With plumbing and space for automatic washing machine and tiled flooring.

## DOWNSTAIRS W.C.



With low level flush w.c., vanity unit with wash hand basin, chrome heated towel rail, extractor fan.

## LOWER GROUND FLOOR

### CELLAR

15' 7" x 8' 4" (4.75m x 2.54m). With steps leading down from the Kitchen area, electricity connected, radiator, partially shelved.

### FIRST FLOOR

#### REAR LANDING

Leading to

#### FIRST FLOOR RECEPTION ROOM/BEDROOM 5



14' 9" x 12' 1" (4.50m x 3.68m). With radiator, large picture window enjoying fantastic views over the rear garden.

#### GARDEN ROOM



14' 9" x 8' 2" (4.50m x 2.49m). Of timber construction.

## FRONT LANDING



With staircase to the second floor accommodation and radiator.

## FAMILY BATHROOM



Having a contemporary styled 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, airing cupboard housing the Worcester mains gas fired central heating boiler running all domestic systems within the property.

**BEDROOM 2**

11' 7" x 7' 9" (3.53m x 2.36m). With radiator, airing cupboard with shelving and radiator, fitted head board.

**BEDROOM 3**

14' 9" x 8' 4" (4.50m x 2.54m) With two windows to the front and radiator.

**BEDROOM 4**

8' 7" x 8' 4" (2.62m x 2.54m). With radiator.

**SECOND FLOOR****PRINCIPLE BEDROOM SUITE**

14' 10" x 12' 0" (4.52m x 3.66m). With large picture window enjoying fantastic views over Talley Abbey and the garden itself, radiator.

**EN-SUITE TO PRINCIPLE BEDROOM**

A modern 3 piece suite comprising of a corner shower cubicle, vanity unit with wash hand basin, low level flush w.c., radiator, Velux roof window extractor fan.

## VIEW FROM PRINCIPAL BEDROOM SUITE



## WALK-IN WARDROBE/HOME OFFICE



7' 3" x 5' 0" (2.21m x 1.52m). With fitted wardrobes.

## EXTERNALLY

### GARDEN



A particular feature of this most charming Village residence is its established and mature garden. The garden has been a labour of love to the current Owner for many years and is a true credit. It offers colour all year round whilst also boasting pleasant patio and dining areas. The garden benefits from a level lawned garden area with garden paths through into the established shrubbery and onto the vegetable growing garden. It is private and not overlooked.

### GARDEN (SECOND IMAGE)



**GARDEN (THIRD IMAGE)**



**VEGETABLE GROWING GARDEN**



**GARDEN (FOURTH IMAGE)**



**GARDEN SHED**



**PATIO AREA**



11' 0" x 9' 0" (3.35m x 2.74m).

**TWO GREENHOUSES**

**POLY TUNNEL**

12' 0" x 6' 0" (3.66m x 1.83m). With established beds.

**POTTING SHED**

**STONE AND SLATE OUTHOUSES**

Currently utilised as a wood store.

## PARKING AND DRIVEWAY



A private gravelled driveway leading to a designated parking area with parking for a number of vehicles.

## VIEWS OVER TALLEY ABBEY



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A stunning country residence set in a popular Village position with fantastic views over Talley Abbey.

## 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.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

H.M. LAND REGISTRY

TITLE NUMBER

WA 788738

ORDNANCE SURVEY  
PLAN REFERENCE

SN 6332

Scale  
1/2500

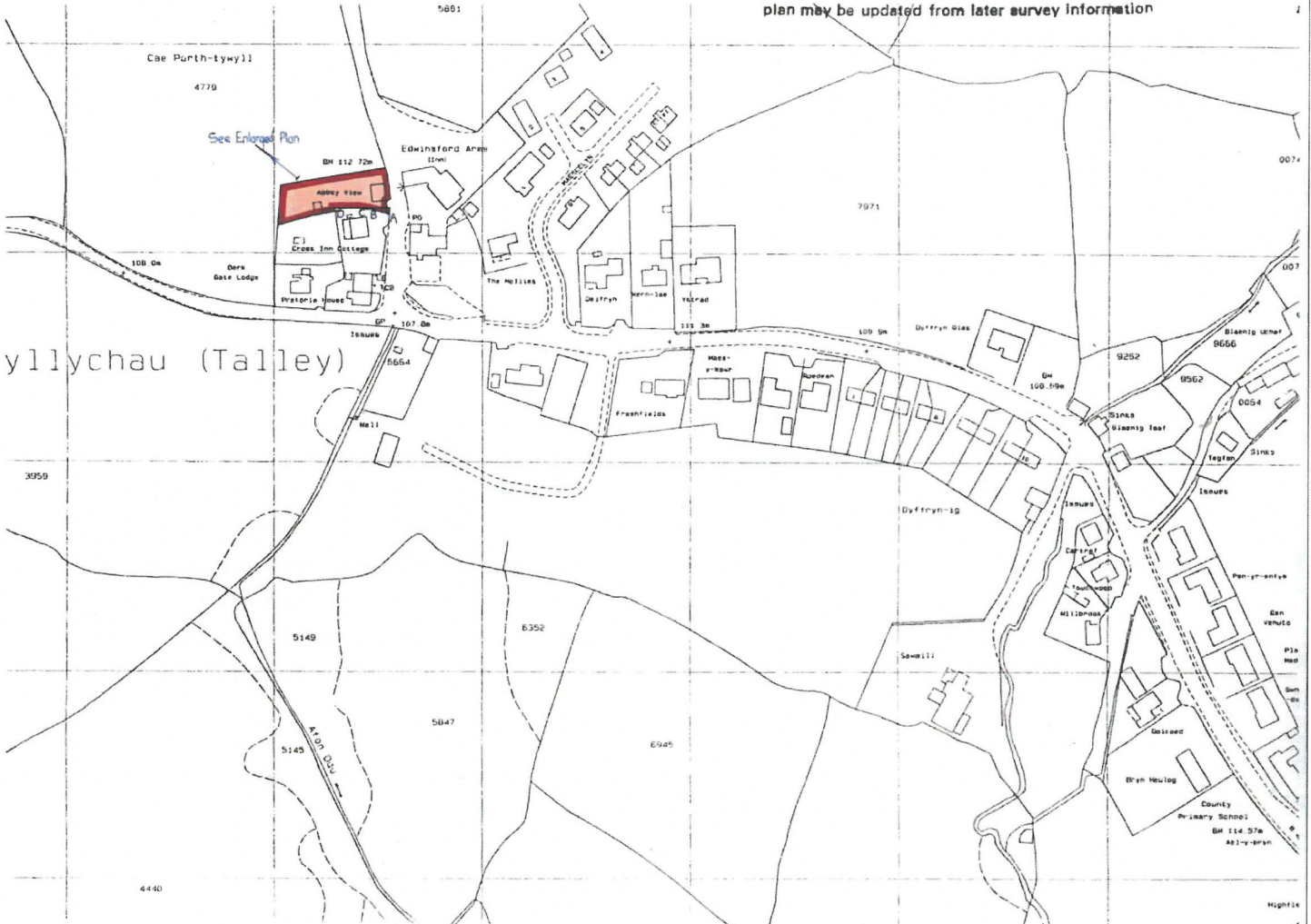
ADMINISTRATIVE AREA

CARMARTHENSHIRE/SIR GAERFYRDDIN

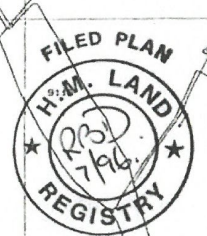
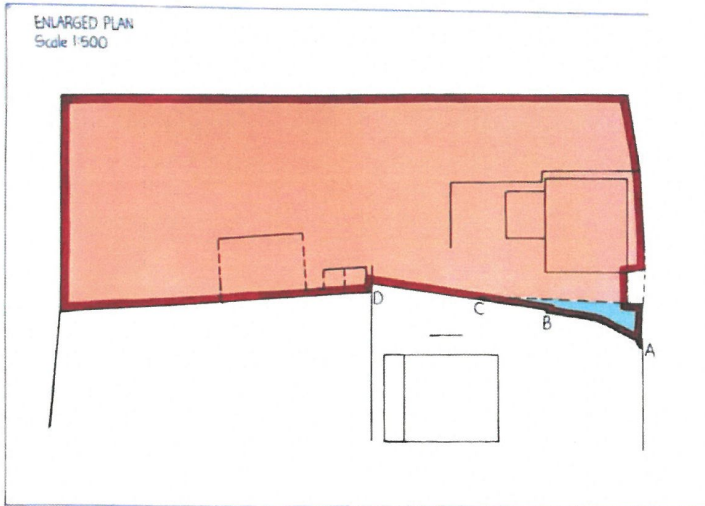
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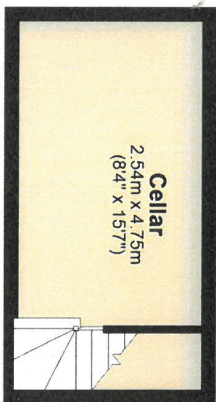
The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information



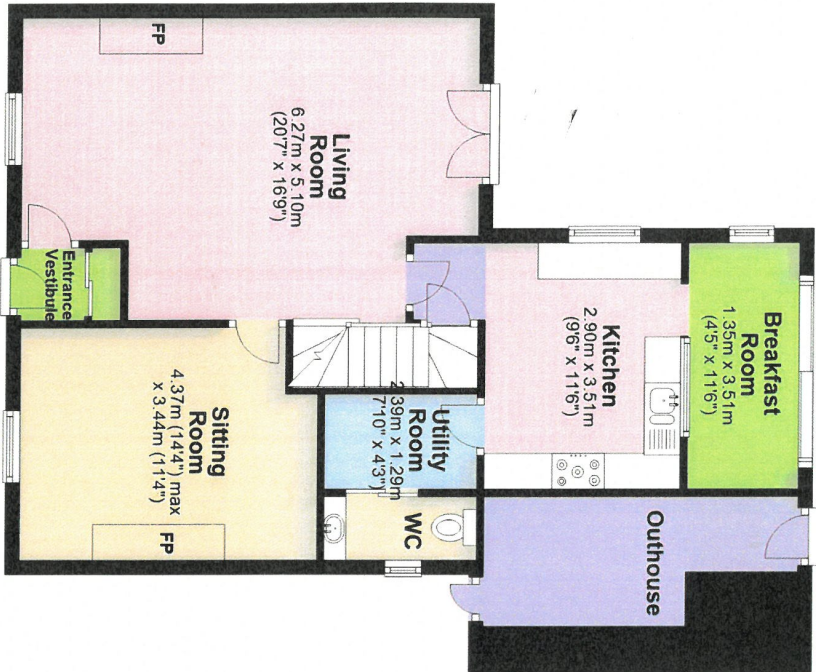
yllychau (Talley)



**Basement**  
Approx. 13.0 sq metres (140.1 sq. feet)



**Ground Floor**  
Approx. 73.9 sq. metres (795.7 sq. feet)



**First Floor**  
Approx. 73.7 sq metres (793.5 sq. feet)



**Second Floor**  
Approx. 47.0 sq. metres (506.0 sq. feet)



**Total area: approx. 207.7 sq. metres (2235.4 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.



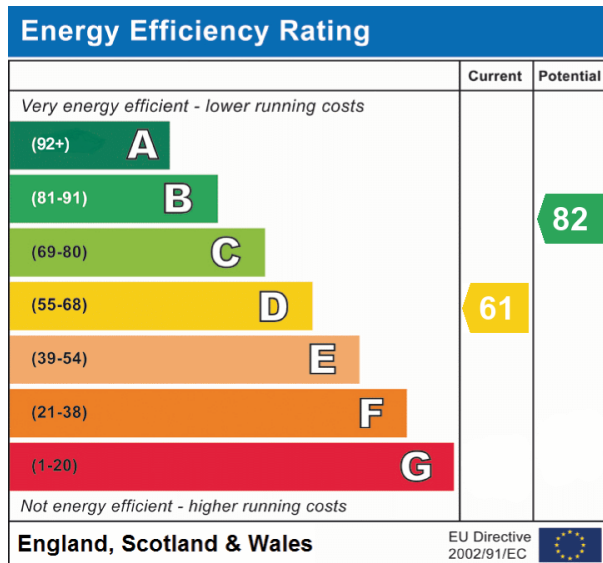
**Directions**

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 left hand side after the turning to the Abbey.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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



For further information or to arrange a viewing on this beautiful property, contact us:

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