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RICS



Since 1989

Brand new Development. A highly desirable 4 bedroomed, 4 bathroomed executive residence completed to a very high standard. Near Llandeilo, West Wales



Y Celynnen, Golwg Yr Allt, Talley, Llandeilo, Carmarthenshire. SA19 7XZ.

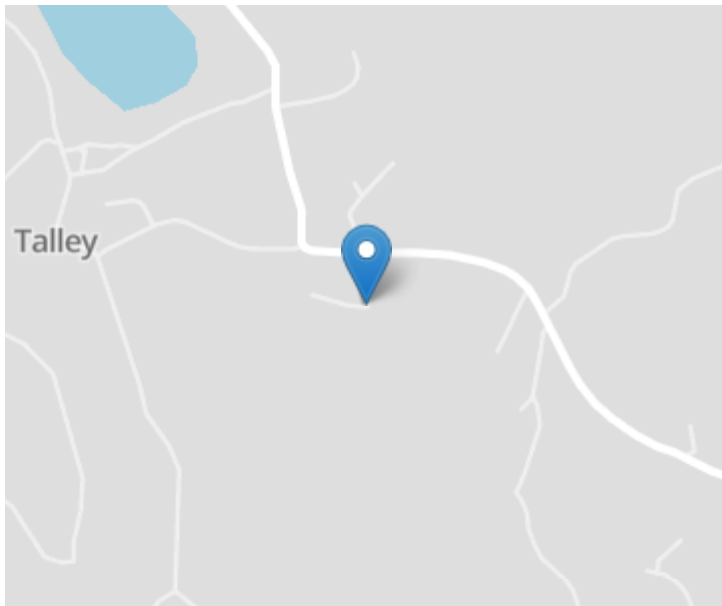
REF: R/3682/LD

£499,950

*** A brand new immensely desirable and sought after executive residence *** Newly completed to a very high standard with no expense spared *** 4 bedroomed, 4 bathroomed Family sized accommodation *** High insulative energy efficient qualities with low running costs *** High specification finish *** Underfloor heating *** Luxury fixtures and fittings *** Impressive would be an understatement - Luxury Family home *** Full Fibre Broadband to the house *** AHCI 10 Year Certificate of Guarantee

*** Detached garage *** Generous plot with enclosed lawned garden to the rear and large sandstone patio area *** Slate chipping driveway *** Enjoying a fantastic backdrop over the Brechfa Forest

*** Popular centre of Village position - Near the School and Playing Fields *** 7 miles from the popular Towy Valley Market Town of Llandeilo and half an hour's drive from the M4 Motorway Network *** Sought after development - Countryside location *** Exciting new development - Contact the Sole Selling Agents for more information *** A rare opportunity within the Towy Valley



GENERAL DESCRIPTION

Morgan & Davies are very proud to offer for sale this luxury high end Family residence enjoying a prominent position within the popular rural Village of Talley. The property itself has recently been completed to a very high standard with good insulative qualities and low running costs. Internally the Developer has undergone a no expense spared approach. To the first floor lies 4 generous bedrooms and 4 stylish bathroom suites.

The property sits on a generous plot with front and rear level lawned garden areas being enclosed with a large sandstone patio/sun terrace. A detached garage offers fantastic workshop/garage space and also slated chippings parking area.

LOCATION



Located within the historic Village of Talley renowned for its Ancient Abbey Ruins and scenic Lake, set back 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.

In all enjoying a popular Village position close to the Village Primary School and only 7 miles from the Market Town of Llandeilo with great amenities and only a 30 minute drive from the M4 Motorway. Great for commuting. A property that deserves early viewing and a rare opportunity within the Towy Valley.

THE ACCOMMODATION

COVERED ENBTRANCE PORCH

Leading to

GRAND RECEPTION HALL

With Ash open tread staircase with glazed balustrade and down lighters.



RECEPTION HALL (SECOND IMAGE)**PLANT ROOM/CLOAKROOM**

With underfloor heating manifold.

SHOWER ROOM

A contemporary styled suite with a corner shower cubicle with Porcelain tiles and double head shower, vanity unit with wash hand basin, mixer tap and mirrored lighting, low level flush w.c., extractor fan.

**SHOWER ROOM (SECOND IMAGE)****LIVING ROOM**

16' 3" x 15' 8" (4.95m x 4.78m) into bay. With engineered Oak flooring, T.V. point.



LIVING ROOM (SECOND IMAGE)**OPEN PLAN KITCHEN/DINER**

33' 0" x 25' 9" (10.06m x 7.85m). To be agreed by the Buyers. Photographs are examples of the Show Home (Plot Number 1).

**OPEN PLAN KITCHEN/DINER (SECOND IMAGE)****OPEN PLAN KITCHEN/DINER (THIRD IMAGE)****UTILITY ROOM**

9' 0" x 6' 5" (2.74m x 1.96m). With fitted floor units, stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, Vaillant mains gas central heating boiler, half glazed rear entrance door, Porcelain tiled flooring.

**FIRST FLOOR****GALLERIED LANDING**

With a glazed balcony area overlooking the Reception Hall, spot lighting, access to an insulated loft space.



FRONT BEDROOM 1 (PRINCIPAL)

12' 7" x 11' 0" (3.84m x 3.35m). With radiator, built-in wardrobes.

**REAR BEDROOM 2**

13' 0" x 11' 2" (3.96m x 3.40m). With radiator, built-in wardrobes.

**EN-SUITE TO BEDROOM 1**

With a stylish 3 piece suite comprising of a 5ft walk-in shower cubicle, vanity unit with wash hand basin and mirrored lighting, chrome heated towel rail, extractor fan.

**EN-SUITE TO BEDROOM 2**

With a stylish 3 piece suite comprising of a 5ft walk-in shower cubicle, vanity unit with wash hand basin and mirrored lighting, chrome heated towel rail, extractor fan.



FAMILY BATHROOM

A contemporary suite comprising of a free standing bath with pillared tap, enclosed w.c., vanity unit with wash hand basin with lighted mirror, chrome heated towel rail, down lighters, extractor fan.



FRONT BEDROOM 3

12' 4" x 9' 10" (3.76m x 3.00m). With built-in wardrobes, radiator.



REAR BEDROOM 4

9' 5" x 9' 1" (2.87m x 2.77m). With radiator, built-in wardrobes.



EXTERNALLY

DETACHED GARAGE

20' 0" x 15' 0" (6.10m x 4.57m). With electric roller shutter door and side entrance door.



GARDEN

The property has been extremely well presented and completed internally as well as externally. The garden is a great example with an enclosed level lawned area to the rear and an extensive sandstone patio/sun terrace that enjoys easy access from the three sliding patio doors from the Kitchen/Diner. To the front also lies a lawned area with a Cherry Tree. In all highly desirable and immensely appealing ad would provide the perfect Family home.



PARKING AND DRIVEWAY

Slate chipping driveway with ample parking and good access to both the property and garage.

PHOTOGRAPHS

The photographs are example shots of the Show Home (Plot Number 1) are for identification purposes only.

FRONT OF PROPERTY**REAR OF PROPERTY****VIEWS OF THE ABBEY**

Fantastic backdrop over the Brechfa Forest.

**AERIAL VIEW****AGENT'S COMMENTS**

A fantastic and rare opportunity to acquire a brand new home in the Towy Valley, being close to the Market Towns of Llandeilo, Llandovery and Lampeter.

PLEASE NOTE

The property is situated on a new Development and there are a further three properties to be built and Y Celynnen is near completion.

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 is to be confirmed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for the property is to be confirmed.

Services

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

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 and before the former Edwinsford Estate turn left and the property will be located on your left hand side, 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

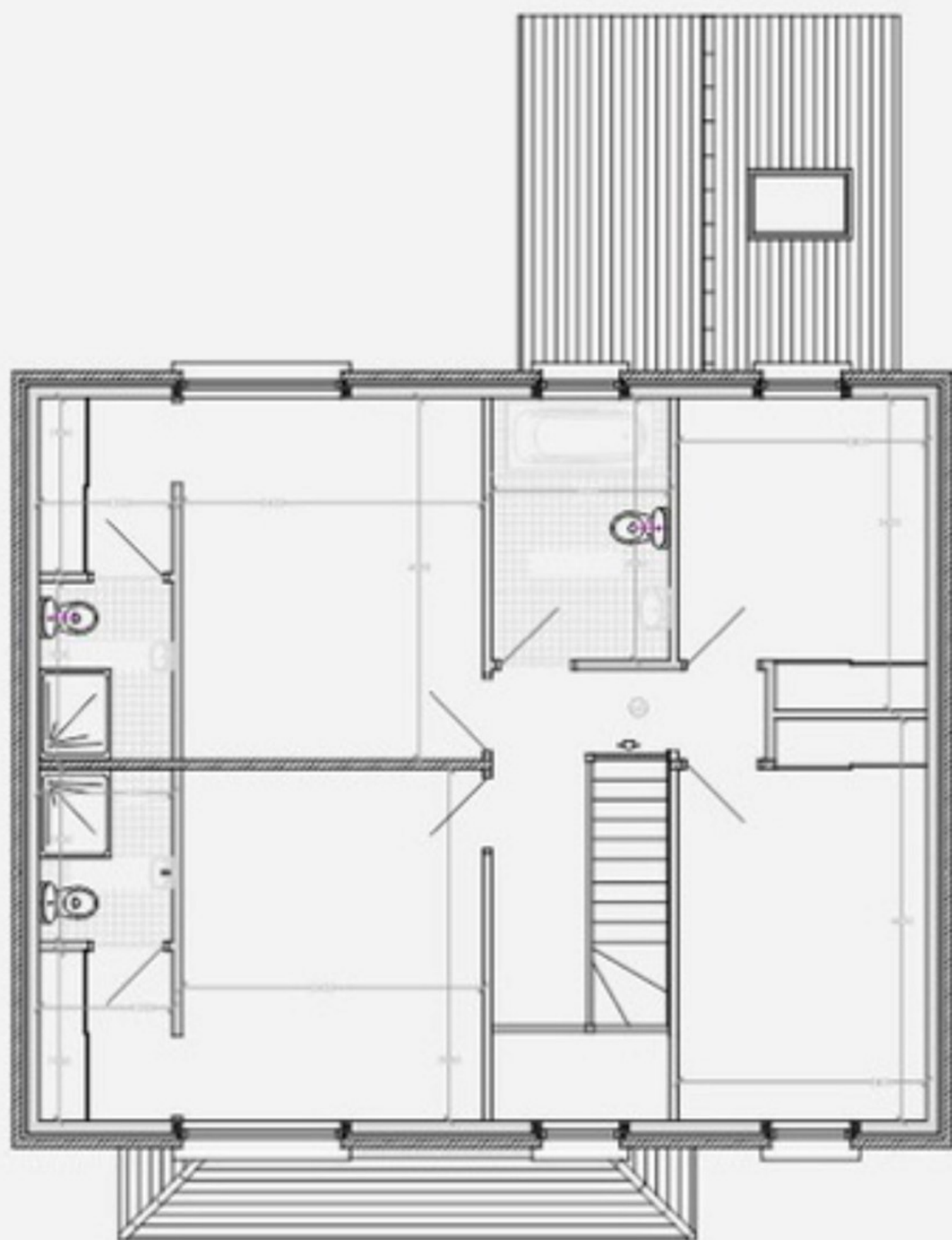
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GROUND FLOOR



FIRST FLOOR



Proposed Garage Plan.

