



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Coed Hirion
Talley
Llandeilo
Carmarthenshire SA19 7EZ**

Price £550,000



- Two-bedroom detached bungalow
- Elevated rural position with far-reaching countryside views
- Conservatory providing an ideal space from which to enjoy the setting
- Just over 45 acres of mixed pasture and woodland
- Excellent equestrian potential
- Ménage
- Numerous useful agricultural and general-purpose outbuildings
- Productive grazing and woodland
- Conveniently situated near Talley and within reach of Llandeilo



Viewing: 01558 823 601 Website: www.ctf-uk.com Email: llandeilo@ctf-uk.com

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Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

General Description

Coed Hirion is a smallholding / hill farm enjoying an elevated rural position, with panoramic countryside views, approximately 45 acres of mixed pasture and woodland, a two-bedroom bungalow, equestrian facilities and a range of useful outbuildings.

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Property Description

Coed Hirion is an appealing rural property occupying an elevated position within the beautiful Carmarthenshire countryside. The property combines a comfortable two-bedroom bungalow with an extensive acreage of approximately 45 acres, providing a rare opportunity to acquire a manageable rural holding with considerable versatility. The bungalow is well positioned to make the most of its surroundings, with the conservatory offering a particularly attractive place to sit and enjoy the lovely elevated views across the surrounding countryside. The accommodation provides two bedrooms together with the usual reception and service areas expected of a bungalow, making the property equally suited to a permanent home, rural retreat or smallholding lifestyle. Extending to just over 45 acres, the land comprises a mixture of pasture and woodland, offering an excellent combination of grazing, amenity and conservation. The pasture provides useful grazing land for livestock or horses, while the areas of woodland add shelter, privacy and biodiversity, as well as considerable amenity appeal. The elevated position ensures that the property enjoys an exceptional sense of space and a wonderful rural outlook. The property also benefits from numerous useful outbuildings, providing scope for agricultural storage, workshop use, stabling and a variety of other rural purposes, subject to any necessary consents. The combination of land, ménage and outbuildings makes the property well suited to an equestrian or smallholding lifestyle. Coed Hirion is situated in a peaceful rural location near the village of Talley, within the picturesque Carmarthenshire countryside. The historic market town of Llandeilo is within easy reach and provides a good range of everyday amenities, independent shops, cafés, restaurants and professional services. The surrounding area is renowned for its attractive rolling countryside, historic properties and excellent opportunities for riding, walking and other outdoor pursuits. The property therefore offers the best of both worlds: a tranquil rural setting with established communities within convenient travelling distance.



Entrance Door

Hall

With radiator, coved ceiling and access to loft space.

Kitchen / Dining / Living Room (20' 9" x 14' 1") or (6.32m x 4.28m)

With two radiators, wall, base and drawer units. Stainless steel sink, drainer and mixer tap. Two double glazed windows, coved ceiling integrated oven, extractor hood over. Log burner with tiled hearth and laminate floor.

Sun Room (9' 11" x 12' 7") or (3.03m x 3.84m)

With laminate floor, power and light.

Bedroom 1 (9' 10" x 11' 5") or (3.00m x 3.49m)

With double glazed window to front and coved ceiling.

Bedroom 2 (8' 5" x 10' 6") or (2.57m x 3.19m)

With telephone point, coved ceiling and double glazed window to rear.

Wet Room (8' 6" Max x 7' 3") or (2.59m Max x 2.20m)

Wash hand basin, low level WC, radiator and Mira electric shower. Part tiled walls, extractor fan and coved ceiling. Airing cupboard with louvre doors, slatted shelves and hot water cylinder.

Rear Hall (10' 3" x 5' 2") or (3.13m x 1.57m)

With window to rear and door. Plumbing for washing machine.

EXTERNALLY

Open Ended Barn (43' 0" x 14' 11") or (13.11m x 4.55m)

Concrete block and corrugated roof.

Storage Shed (11' 6" x 11' 3") or (3.51m x 3.43m)

Concrete block and corrugated roof.

Tool Shed (29' 3" x 9' 11") or (8.91m x 3.02m)

With loft above, power and light.

Stables

Concrete block construction with corrugated roof. Seven stalls with concrete floor.

Lean To (13' 5" x 47' 11") or (4.08m x 14.60m)

Former kennels.

Multi Purpose Building (49' 5" x 60' 6") or (15.06m x 18.45m)

With corrugated roof and WC.

Stone Barn (21' 3" x 20' 7") or (6.48m x 6.28m)

Access to loft above.

Viewing Arrangements

By appointment with the selling agent.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Broadband and Mobile phone

The mobile and broadband signal is standard. Please check with your mobile phone provider.

Services

Mains electricity, electric heating, private water and private drainage.

Tenure

Freehold

Council Tax

B

Directions

From Llandeilo continue out of the town passing the petrol garage on the left hand side. Continue through the roundabout onto the A40 to Llandovery and quickly take the first left signposted B4302 Talley Road. Continue for 7 miles and before entering the village at the 30 mile per hour sign turn right at the bus shelter. Continue along this single track road and the entrance to Coed Hirion will be on the left hand side by the bin store.