

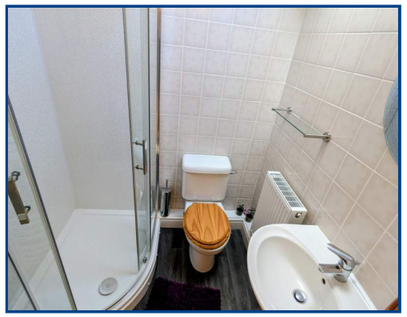
























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Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Talog
Carmarthen
Carmarthenshire
SA33 6NZ

Offers In Region Of **£298,000**











- Superbly Positioned Detached 3 Bedroom Country Property
- Quiet Peaceful Location With Stunning Wooded Valley Views
- Hall, 2 Rec Rooms, Kitchen, Utility, 3 Beds & 2 Baths
- Spacious Well Presented Family Sized Accommodation
- Retaining A Wealth Of Charm And Character
- Landscaped Garden & Large Patio Taking Advantage Of The Super Views
- Workshop/Garden Store with Green House And Car Parking For 3 Cars
- Efficient Air Source Heating & Solar Panels
- Opportunity Not To Be Missed & Viewing Highly Recommended
- Ideal Those Seeking 'Peace & Quiet' And To Simply 'Get Away From It All'

General Description

EPC Rating: C

** SUPERB COUNTRY PROPERTY WITH STUNNING WOODED VALLEY VIEWS ** - A delightfully positioned 3 bedroom, 2 bathroom charming country property of high residential appeal located within beautiful rural surroundings, being ideally suited for the country lifestyle and to simply 'get away from it all'. Comprises a nicely presented family sized cottage retaining a wealth of charm and character, being in excellent condition throughout. Outside there are nicely landscaped gardens with large patio taking full advantage of the stunning views on offer, with car parking for 3 cars.

Talog, Carmarthen, Carmarthenshire, SA33 6NZ

Property Description

** Viewing highly recommended to fully appreciate it's location and far reaching views ** - A delightfully positioned 3 bedroom country cottage with enchanting and stunning woodland valley views occupying a truly delightful rural position. This charming detached property is a most appealing country family home offering the perfect blend of rural tranquillity, character and convenience surrounded by beautiful countryside .

The property is full of charm, character and appeal, which offers inviting spacious family sized accommodation, including a particularly spacious living room where the wonderful views can be enjoyed, complemented by a wood-burning stove, creating a warm and cosy atmosphere. There is a fitted kitchen/diner ith Rangemaster cooker range, second reception room with wood burner stove for those cold winter nights, utility room and laundry/ store room with WC. First floor provides three double bedrooms, family bathroom and shower room with all having wonderful views across the valley.

Outside, the property benefits from easily manageable, attractively landscaped gardens, together with a lovely full width patio area providing the perfect spot to sit back, relax and soak up the peaceful surroundings and spectacular views. Small lawn garden area with grennhouse and workshop/ shed including private parking for two to three vehicles.

Despite its wonderfully rural and peaceful setting, the property remains conveniently accessible to Carmarthen being only a 15-20 minute drive away, with its excellent range of shops, schools, amenities and railway station.

Entrance Hall

Double glazed front entrance door, stairs to first floor, radiator, doors to:

Kitchen/Diner (13' 3" x 11' 6") or (4.04m x 3.51m)

Modern fitted kitchen with solid timber worktops, sink unit, Inglenook style stone fireplace with beam over and Rangemaster gas cooker range with electric hot plate, radiator, window to front with lovely views, door to:

Utility Room (8' 9" x 6' 0") or (2.67m x 1.83m)

Fitted work top with store cupboards, Belfast sink unit, fridge space, double aspect windows, stable type double glazed front entrance door, radiator, plumbing for washing machine, door to:

Store/Wc (8' 8" Max x 6' 0" Max) or (2.64m Max x 1.83m Max)

Useful store room/pantry housing the pressurised water system, radiator, tongue and grooved walling and ceiling, door to separate WC.

Sitting Room (13' 2" x 10' 9") or (4.01m x 3.28m)

Attractive stone fireplace and surround incorporating a wood burner stove, under stair store cupboard, window to front with lovely views, door to:

Living Room (18' 11" x 13' 3") or (5.77m x 4.04m)

Most spacious family room with corner stone fireplace incorporating a wood burner stove, 2 windows to front with lovely views, French double galzed doors to side garden area, radiator.

First Floor Landing

Two radiators, two Velux style windows, built in airing cupboard, half landing area with doors to:

Bedroom 1 (14' 0" Max x 13' 2") or (4.27m Max x 4.01m)

Windows to front with stunning views, radiator.

Talog, Carmarthen, Carmarthenshire, SA33 6NZ

Bedroom 2 (10' 11" x 10' 3") or (3.33m x 3.12m)

Window to front with radiator.

Bathroom (9' 1" x 6' 1") or (2.77m x 1.85m)

Modern suite comprising bath with shower over, WC, bidet, wash basin, fully tiled walls, radiator, heated towel rail.

Bedroom 3 (14' 9" x 7' 4") or (4.50m x 2.24m)

Two windows to front with lovely views, radiator.

Shower Room (5' 8" x 4' 8") or (1.73m x 1.42m)

Modrrn suite comprising Quadrant shower cubicle, WC, wash basin, tiled walling, radiator.

Outside

Nicely presented landscaped stocked garden with an abundance of trees, plants, shrubbery with steps leading up to green house and workshop/garden store. Large patio running the full width of the cottage to relax and take advantage of the super views on offer across the stunning wooded valley and surrounding countryside. Area of tiered bank to the front again with trees, shrubbery and walk ways. Car parking for three cars to side and the rear of the property with gated entrance.

Broadband and Mobile phone

Mobile phone signal is deemed to be poor in the area. Superfast broadband is available in the vicinity. Please contact your network provider for further information.

Services

Mains Electric, Mains Water, private drainage, air source heating with solar panels.

Tenure

Freehold

Council Tax

D

Directions

From Carmarthen proceed out of town on the Henfwlch road and continue on for approx. 5 miles passing through Trevaughan and Bwlchnewydd. Continue on a short distance and take a left turning signposted Talog/Abernant and carry on this lane for approx. 2 miles until arriving at Talog. Take a right turning at the bottom of the hill just before the former shop and continue up thsi small lane for approx 0.3 mile where the property will be found on the right at the top of the hill.



