



Bron-y-Gaer Cefntiresgob, , Llandeilo, SA19 7HS

Offers in the region of £550,000

A detached period property set in a beautiful location on the fringe of the popular town of Llandeilo standing in spacious well presented grounds with sweeping horseshoe drive, surrounded by level lawns and established borders. Accommodation comprises porch, study, entrance hall, lounge, breakfast room, conservatory, kitchen, side porch, shower room, dining room, 4 bedrooms and a box room and bathroom. The property benefits from oil central heating, mostly uPVC double glazing, off road parking, detached garage, outside workshop/utility room, surrounding gardens and far reaching views to front and rear.

Ground Floor

uPVC double glazed entrance door to

Porch

with cornice and door to

Study

8'0" x 7'10" (2.45 x 2.41)



with radiator and uPVC double glazed window to front.

Entrance Hall

with stairs to first floor, under stairs cupboard, picture rail, radiator, original terrazzo flooring and cornice.

Lounge

15'11" x 12'9" (4.87 x 3.91)



with tiled fireplace, serving hatch, 3 wall lights, radiator, cornice and uPVC double glazed window to front, rear and side.

Breakfast Room

9'9" x 7'6" (2.99 x 2.30)



with built in cupboard and radiator.

Conservatory

14'4" x 13'3" (4.37 x 4.04)



with tiled floor, tiled floor and windows all round and French doors to side.

Kitchen

9'6" x 13'5" (2.92 x 4.11)



with range of fitted base and wall units, stainless steel double bowl sink unit with mixer taps, electric hob, built in double oven, part tiled walls, radiator and uPVC double glazed window to rear.

Downstairs Shower Room

6'7" x 6'0" (2.01 x 1.84)



with low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, tongue and groove walls and ceiling, coved ceiling and uPVC double glazed window to side.

Side Porch

10'1" x 6'0" (3.09 x 1.84)



with plumbing for automatic washing machine, plumbing for automatic dishwasher, base and wall units and uPVC double glazed window and door to side.

Dining Room

13'3" x 13'0" (4.04 x 3.97)



with tiled fireplace, 2 radiators, cornice and uPVC double glazed window to front and either side.

First Floor

Landing

with picture rail and uPVC double glazed window to side.

Bedroom 1

15'11" x 12'6" (4.87 x 3.83)



with vanity wash hand basin with cupboards under, radiator and uPVC double glazed window to front and either side.

Bedroom 3

9'7" x 11'6" (2.94 x 3.51)



with radiator and uPVC double glazed window to rear.

Bedroom 2

13'1" x 13'5" (3.99 x 4.11)



with pedestal wash hand basin, 2 wall lights, radiator and uPVC double glazed window to front, rear and side.

Bedroom 4

10'1" x 7'3" (3.08 x 2.23)



with radiator and uPVC double glazed window to side.

Box Room

7'10" x 14'4" (2.41 x 4.37)



with exposed floorboards, sloping head room and Velux window to front.

Bathroom

9'8" x 5'10" (2.95 x 1.80)



with low level flush WC, pedestal wash hand basin, built in cupboard, panelled bath with shower attachment taps, tiled walls, radiator, hatch to roof space and uPVC double glazed window to rear.

Outside



with sweeping horseshoe drive to the front of the property, surrounding lawned gardens, timber kennels, detached double garage with remotely operated electric door, patio area, mature shrubs and trees and far reaching views to front and rear.

Services

Mains electricity and water. Cesspit.

Council Tax

Band F

NOTE

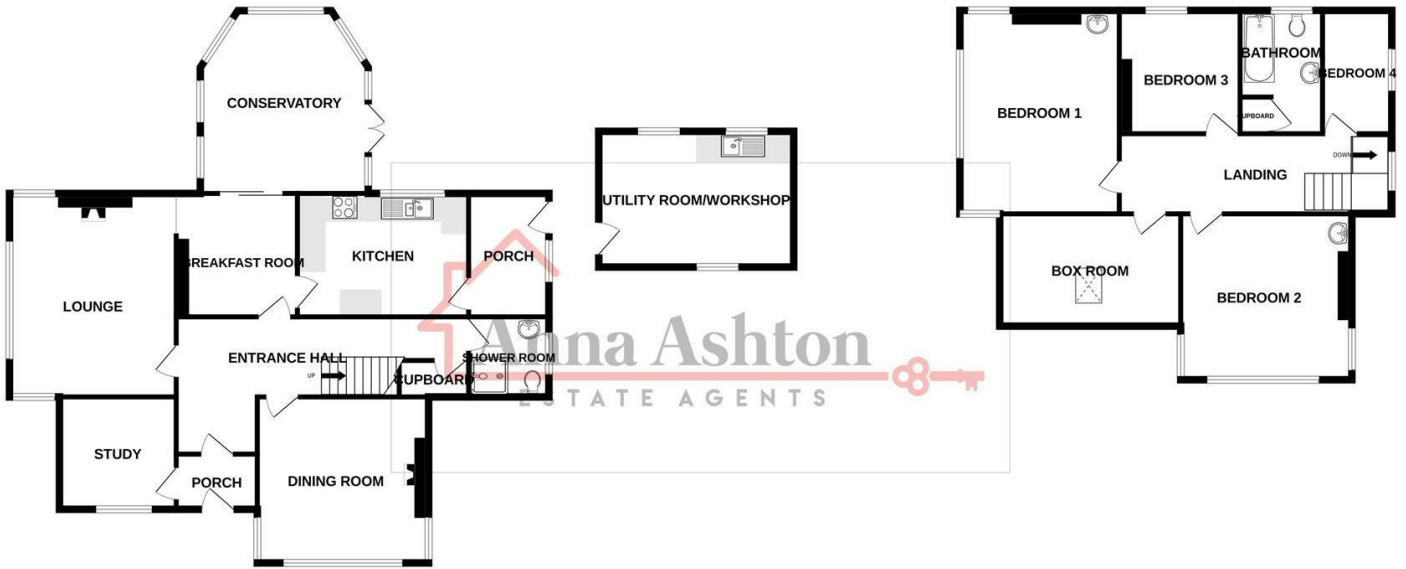
All photographs are taken with a wide angle lens.

Directions

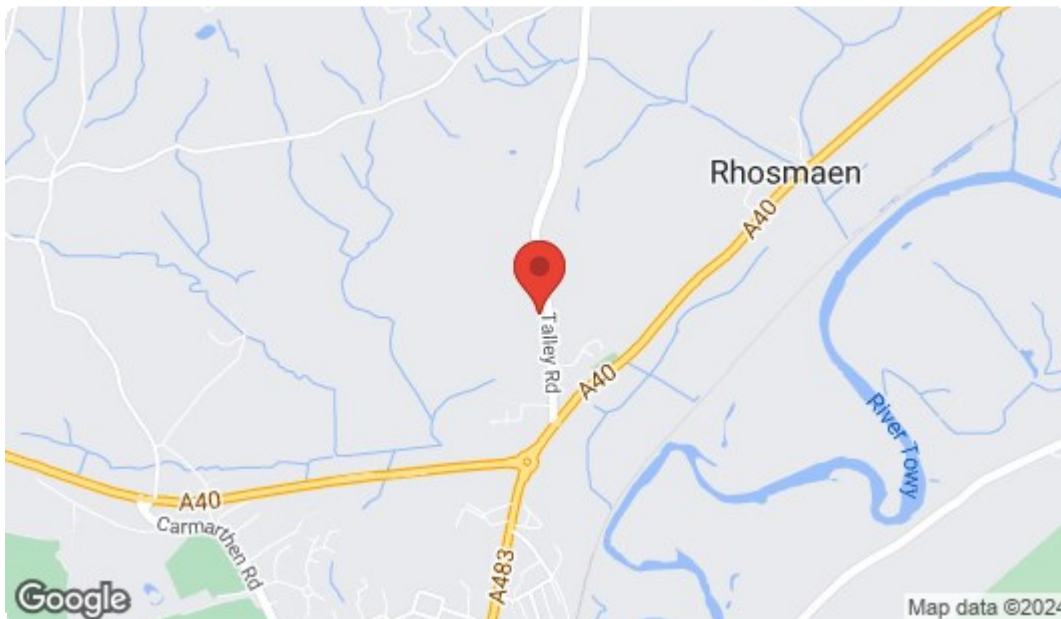
From Llandeilo head towards Llandovery, go straight over the roundabout then turn left onto the B4302 towards Talley and travel up the hill and the property can be identified by our For Sale board.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.