



Ro Fawr Farmhouse Dryslwyn, Carmarthen, Carmarthenshire, SA32 8RP

Offers In The Region Of £495,000

- IMPRESSIVE GEORGIAN FARMHOUSE IN SUPERB SETTING
- MAGICAL TOWY VALLEY LOCATION
- COURTYARD SETTING IN LANDSCAPED GARDENS
- 7 ACRES PASTURE PADDOCKS BORDERING RIVER
- 4 RECEPTIONS AND KITCHEN
- 5 BEDROOMS AND 2 BATHROOMS
- IN NEED REFURBISHMENT
- EPC E
- OIL FIRED CENTRAL HEATING AND UPV DOUBLE GLAZING

Ro Fawr Farmhouse Dryslwyn, Carmarthen SA32 8RP

An outstanding opportunity arises to acquire wonderful period farmhouse set in a magical location within the breathtaking scenery of the Towy Valley a short distance from the Country Market town of Llandeilo. The farmhouse is arranged in a court yard setting and retains a wealth of original features and stands within its own grounds of 11 acres or thereabouts. The Farmhouse provides: Reception Hall; Drawing Room; Superb Conservatory; Study; Fitted Kitchen/Breakfast Room; Utility Room; Cloakroom; Sitting Room with feature fireplace; Lounge Master Bedroom with dressing room; 4 further Bedrooms and 2 Bathrooms. UPVC double glazing. Oil fired central heating. The property is approached over a long driveway which leads onto the the shared courtyard with absolutely wonderful mature grounds to include extensive areas of lawned garden. Two productive paddocks of total 8 acres of thereabouts which border the river Towy

Viewing essential to appreciate- book an appointment today.



Council Tax Band: E



ENTRANCE HALL

17'4" x 11'8"

Attractive Staircase to 1st Floor. Access to Annex. Access to kitchen / breakfast room. Access to Drawing Room.

DRAWING ROOM



21'8" x 13'11"

Access to conservatory. Access door to study.

CONSERVATORY



28'2" x 15'9"

STUDY / DINING ROOM

13'4" x 11'11"

Access to kitchen / breakfast room.

KITCHEN / BREAKFAST ROOM



13'9" x 11'11"

1ST FLOOR - LANDING

MASTER BEDROOM SUITE



14'1" x 13'10"

DRESSING AREA

10'4" x 10'3"

BEDROOM



13'9" x 11'11"

BEDROOM

13'11" x 11'1"

BATHROOM

THE ANNEX - GROUND FLOOR KITCHEN

16'2" x 7'9"

Access to Cloaks and Sitting Room.

CLOAKROOM

SITTING ROOM



16'1" x 15'4"

Feature Fire place. Staircase to 1st floor.

1ST FLOOR LANDING

BEDROOM

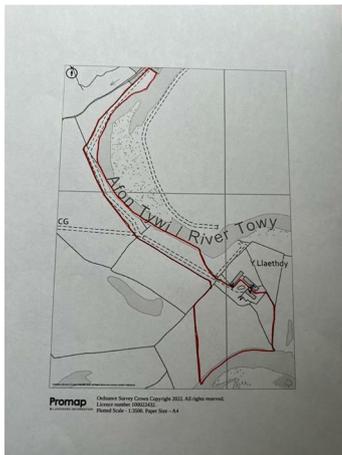
15'0" x 12'3"

BEDROOM

9'4" x 9'3"

BATHROOM.

THE LAND



The property stands in grounds of approximately 8 Acres or thereabouts



DIRECTIONS



From Llandeilo the property is located by taking the A40 towards Carmarthen for approx 3 miles. At the Broad oak crossroads take the left hand turning signposted Aberglasney Gardens proceed past Gardens entrance and village hall continue down hill to a small crossroads turn right here signposted Ked Kite Archery. Follow road to end to reach property.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

OUT OF OFFICE HOURS CONTACT



Jonathan Morgan 07989 296883

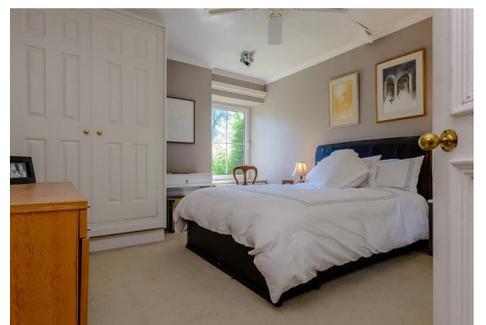
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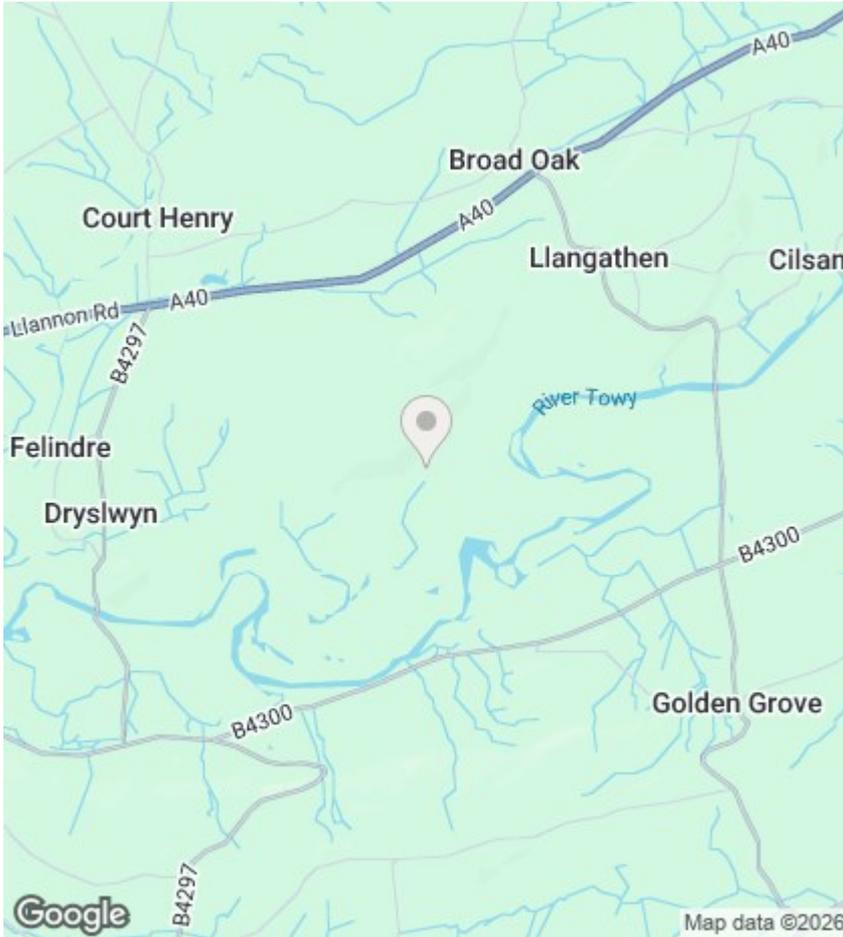
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www.onthemarket.com





Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

