



**Y Bwthyn Dryslwyn, Carmarthen, Carmarthenshire, SA32 8RP**

**Offers In The Region Of £395,000**

- Magical Towy Valley location
- All weather Tennis Court
- Fabulous views
- 2 Period Cottages
- Landscaped gardens
- EPC

# Y Bwthyn Dryslwyn, Carmarthen SA32 8RP

An outstanding opportunity arises to acquire a set of Two period cottages set with their own Tennis Court all set in a magical location within the breathtaking scenery of the Towy Valley a short distance from the Country Market town of Llandeilo. The cottages are arranged in a court yard setting and retain a wealth of original features. The cottages provide- Y Bwthyn; Sitting / Dining Room; Fitted Kitchen; Two fabulous bedroom suites each with own en suite. Y Llaethdy: Sitting / Dining Room; Kitchen; Bedroom; Bathroom; Double Garage; Laundry and Boiler room. 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 with areas of lawned garden and the Tennis court. Large stone built former Cowshed with conversion potential(STP) The grounds extend to approximately 1 acre.

Viewing essential to appreciate- book an appointment today.



Council Tax Band: C



## **Y BWTHYN - ENTRANCE VESTIBULE**

Stairs to 1st floor.

## **SITTING/DINING ROOM**

20'2" x 15'0"

## **KITCHEN**

9'1" x 8'6"

## **1ST FLOOR LANDING**

## **MASTER BEDROOM**

15'8" x 15'3"

...

## **EN SUITE**

....

## **BEDROOM**

9'11" x 9'1"

.....

## **ENSUITE**

## **Y LLAETHHDY SITTING ROOM**

23'2" x 15'8"

## **KITCHEN / BREAKFAST ROOM**

15'10" x 6'6"

## **BEDROOM**

15'8" x 12'0"

## **BATHROOM**

## **GARAGE**

20'4" x 18'3"

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## **LAUNDRY STORE ROOM**

20'3" x 16'3" max

## **LAUNDRY AREA**

10'0" x 8'10"

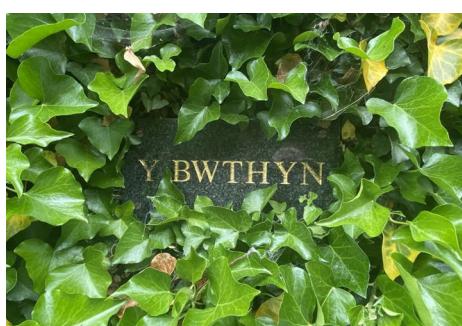
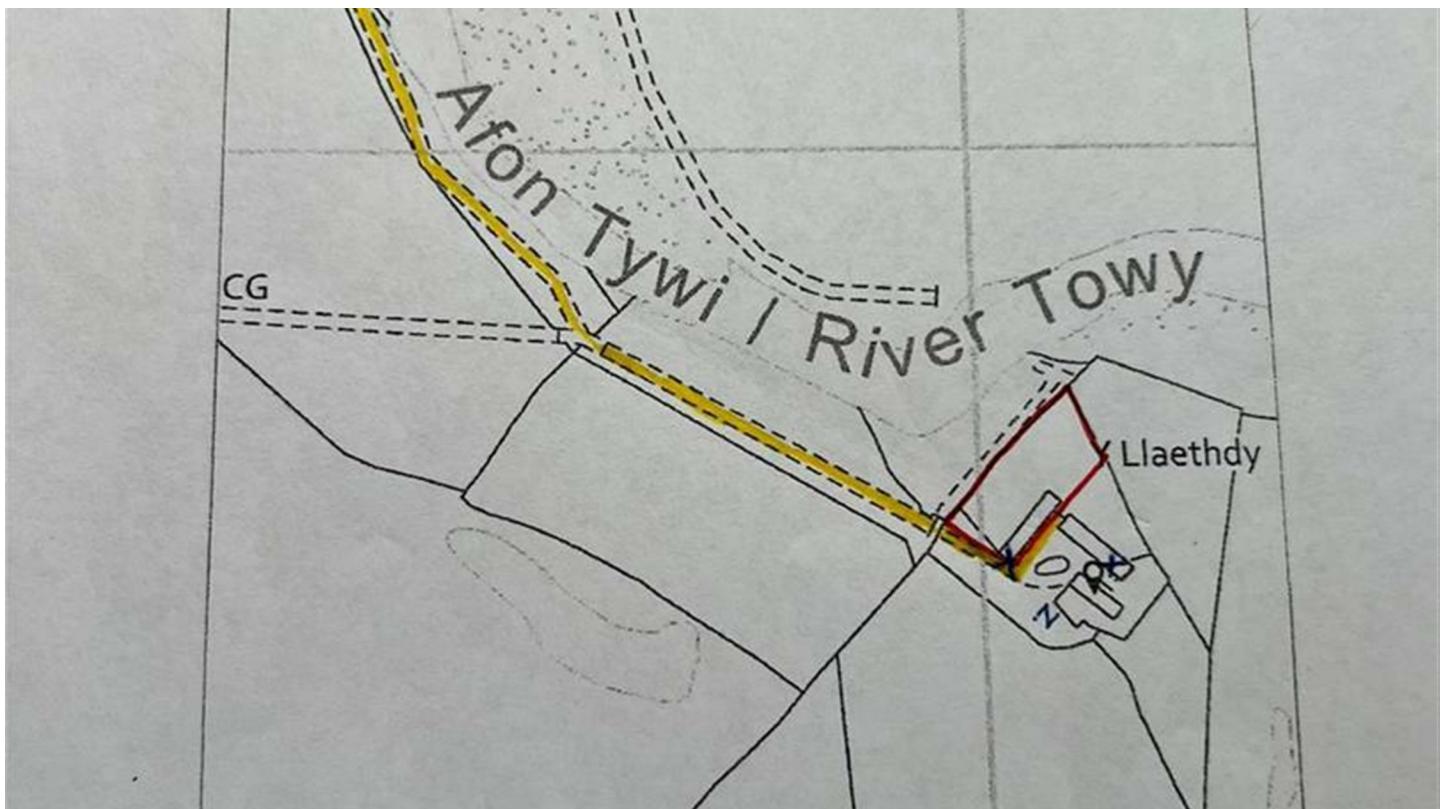
## **OUTSIDE**

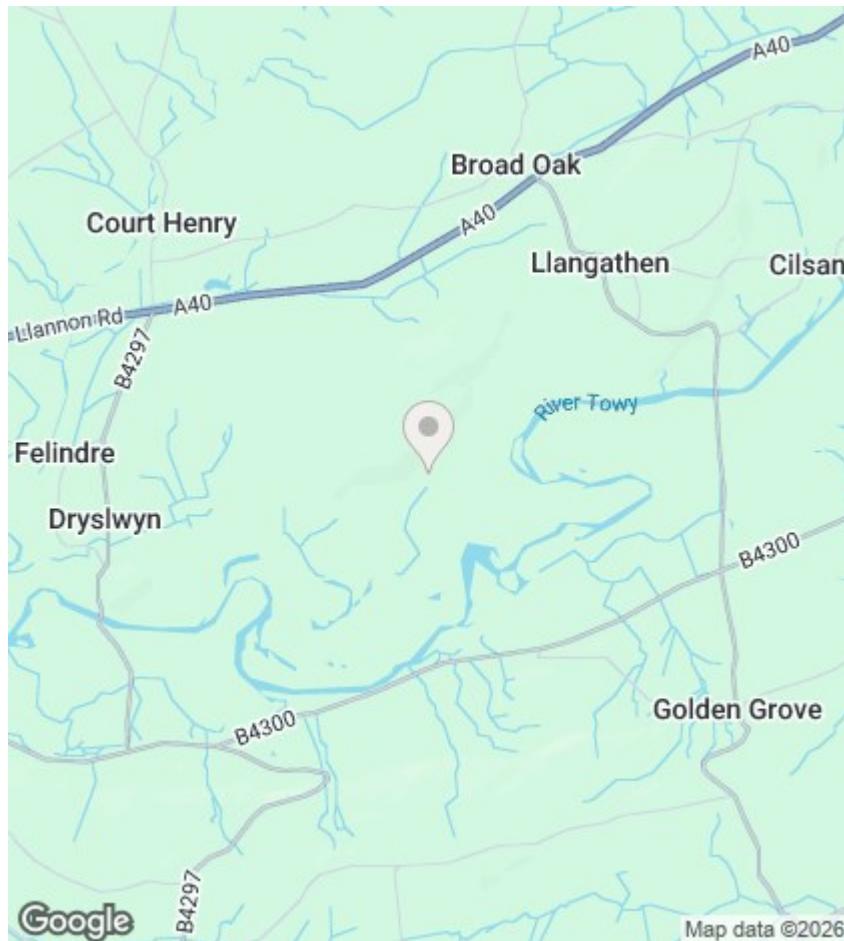
## **TENNIS COURT**

## **DIRECTIONS**

From Llandeilo the property is located by taking the A40

towards Carmarthen for approx 3 miles. At the Broadoak crossroads take the left hand turning signposted Aberglassney Gardens proceed past Gardens entrance and village hall continue down hill to a small crossroads turn right here signposted Red Kite Archery. Follow road to end to reach property.





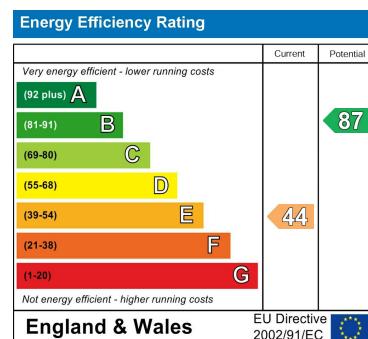
## Directions

## Viewings

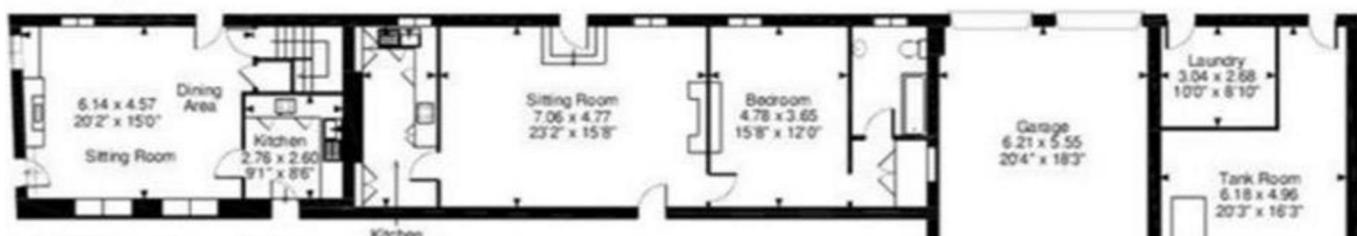
Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

E



The Cottage First Floor



The Cottage Ground Floor

The Dairy Ground Floor

**IMAGES ONLY - NOT TO SCALE**