



## Pistyll Uchaf Barn Abergorlech, Carmarthen, Carmarthenshire, SA32 7TB

### Offers In The Region Of £265,000

Nestled in the picturesque valley near the village of Abergorlech, Carmarthen, this charming property offers a unique opportunity for those seeking a traditional stone barn conversion with grounds of 7 acres or thereabouts. With three reception rooms and six bedrooms, this unconverted barn provides ample space for a variety of living arrangements.

Situated in a secluded valley within a quaint courtyard setting, this property boasts planning consent for four bedrooms, allowing for a seamless transition into a comfortable family home. The mature grounds and paddock, which border a tranquil stream, offer a peaceful retreat from the hustle and bustle of everyday life.



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One of the standout features of this property is the stunning views it offers over the rolling countryside, providing a picturesque backdrop for relaxing evenings and entertaining guests. Whether you're looking to create a cosy family home or a rural retreat, this attractive barn conversion has the potential to fulfil your vision.

Don't miss out on the opportunity to own a piece of countryside paradise in Abergorlech. Embrace the charm and character of this barn conversion and make it your own.



Council Tax Band:



## THE BARN

A stone building arranged in two sections

40'5" x 18'4"

34'2" x 18'4"

## GROUND

The barn stands in a courtyard setting shared with two other traditional buildings which also have consent for conversion. The grounds around the barn are spacious and undeveloped with many attractive mature native trees together with stream.

## TENURE AND POSSESSION

We understand that the property is freehold and that vacant possession will be given on completion

## EDUCATION

A wide range of state schools are to be found in Talley, Llanfynydd, Llandeilo and Carmarthen - [www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk). Private schools include Llandovery College and Christ College, Brecon (independent schools [www.isc.co.uk](http://www.isc.co.uk))

## SPORTING & RECREATIONAL

There are wonderful opportunities for walking, riding and cycling from the property. Hunting is with the Llandeilo Farmers Hunt. The Rivers Towy and Cothi are noted for their Salmon and Sewin (Sea trout) fishing, membership of associations is by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Carreg Cennen castle, Dinefwr Park, Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

## LOCATION

The barn enjoys a slightly elevated location to take advantage of the wonderful surrounding scenery for which this area is renowned. It is approximately 7 miles from the A. 40 and the Country Market town of Llandeilo which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The county administrative town of Carmarthen is approximately 22 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

## GRID REFERENCE

SN 585313

## DIRECTIONS

From Llandeilo the property is located by taking the B.4302 towards Talley for just over a mile. Turn left signposted to Salem and proceed to village. Travel through the village and turn left at the cross roads. Travel on this road for approximately 1 1/2 miles to 'T' junction. Turn left here and travel on this road to the top of the hill and at the small cross roads proceed straight on down hill. You will meet the owners of the property at the first farmstead on the left hand side. They will take you to the 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

## WEBSITE

View all our properties on:

[www.morgancarpenter.co.uk](http://www.morgancarpenter.co.uk) & [www.zoopla.co.uk](http://www.zoopla.co.uk)





Directions

Viewings

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

EPC Rating:

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

