

NEW PRICE



## New Lodge, Talog, Carmarthen SA33 6NZ

**Offers in the region of £310,000**

18 Acre Productive Smallholding in Rural Location  
3 Bedroom House with 1 Bedroom Annex  
Multi Purpose 60' x 35' Outbuilding  
Edge of Rural Village Location 8 Miles Carmarthen

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CR/BT/32168/190718

## DESCRIPTION

**\*\*OPEN TO REASONABLE OFFERS\*\*** An 18 acre residential smallholding situated on the outskirts of Talog village in rural Carmarthenshire. The farmhouse has been adapted to accommodate a 3 bedroom home plus a 1 bedroom ANNEXE. The house situated on the edge of the village with views to fore offers good sized accommodation with double glazing and oil central heating. Multi purpose outbuilding 60' x 35' situated away from the main house suitable for various uses including to be adapted to incorporate stables. The 18 acres in one block is situated a short walk through its own woods and has access via the rear of the property or separately via the district road.

Talog is a village situated 8 miles to the north of the County and Market Town of Carmarthen.

## ENTRANCE HALL

Entrance door, staircase to first floor, doors to:

## LOUNGE

18'3/15'2 x 15'8/10'4 (5.56m x 4.78m)  
Double-glazed windows to front and rear, radiator, opening to:

## KITCHEN

15'8 x 8'10 (4.78m x 2.69m)  
Double-glazed window to front, range of base units with worktops over and matching wall units, space for cooker, stainless steel 1 ½ bowl sink drainer and mixer tap, space and plumbing for washing machine and dishwasher, localised wall tiles, tiled floor, breakfast bar, door to:

## SIDE PORCH/UTILITY ROOM

9'7 x 5'5 (2.92m x 1.65m)  
External door to side, double-glazed windows to front and side, oil fired boiler, space and plumbing for washing machine, tiled floor.

## THE ANNEXE

### LOUNGE

12'3/11'3 x 10' (3.73m x 3.05m)  
Double-glazed window to front, 2 radiators, door to:

### BEDROOM

12'5 x 5'3 (3.78m x 1.60m)  
Radiator, door to:

### KITCHEN

11'8'8 x 10'4 (3.35m x 3.15m)  
External door, double-glazed window to side, range of base units with worktops over and matching wall units, stainless steel sink drainer and mixer tap, space for cooker, space and plumbing for washing machine, localised wall tiles, door to:

### SHOWER ROOM

10'5/7'1 x 4'10 (3.18m x 1.47m)  
Double-glazed obscure glass window to rear, shower cubicle, low level WC, wash hand basin, localised wall tiles.

### FIRST FLOOR LANDING

Double-glazed window to front, loft access, airing cupboard housing hot water tank, doors to:

### BEDROOM 1

15'9 x 12'6 (4.80m x 3.81m)  
Double-glazed window to front, radiator.

### BEDROOM 2

15'8 x 9'1 (4.78m x 2.77m)  
Double-glazed window to front, built-in wardrobe, radiator.

### BEDROOM 3

11' x 6'5 (3.35m x 1.96m)  
Double-glazed window to front, radiator.

### BATHROOM

8'1 x 5'7 (2.46m x 1.70m)  
Two double-glazed obscure glass windows to rear, panel bath with shower over, wash hand basin, low level WC, localised wall tiles, radiator.

### EXTERNALLY

Driveway from the district road there is a right of way over the

road leading up to and Alongside the property there is driveway parking for several vehicles with a **GARDEN SHED** and patio garden to the annexe side of the property. Behind the property there is gated access to the lane which leads up to the yard and a **MULTI-PURPOSE OUTBUILDING** 59'3 x 34'4.

## SERVICES

We are advised that mains water and electricity are connected with private drainage and a oil fired central heating system.

## VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## FACEBOOK & TWITTER

Follow us on twitter  
@JohnFrancisCarm or on facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From the office turn immediate right into Water Street. Carry on out of town through the village of Trevaughan pass the Plough & Harrow public house and on through Bwlchnewydd. Continue up the hill and on the brow turn left sign posted Talog. Continue on this road down the hill and enter the village of Talog. Pass the stores and go over the bridge, carry on 30 yards and turn right continue up the shared drive and the property will be found on the left hand side.

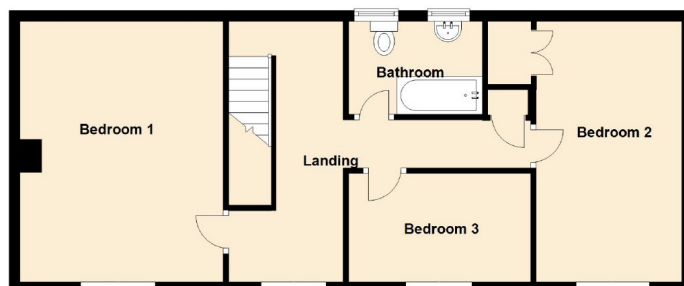
## Ground Floor

Approx. 76.0 sq. metres (818.1 sq. feet)



## First Floor

Approx. 58.2 sq. metres (626.3 sq. feet)



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**John.**  
**Francis**