



**Tir Isaf, Manordeilo, Llandeilo, Carmarthenshire, SA19 7BH**

**Offers in the region of £365,000**

A Choice smallholding of 3 acres or thereabouts set in unrivalled location within the Towy Valley a short distance from village commanding fine views over its own and towards the Black Mountain The property comprises PERIOD STONE FARMHOUSE with many ORIGINAL features together with brick built former Cowshed with ancillary buildings. The accommodation provides: Kitchen/Living Room; Sitting/Dining Room with feature fireplace; 3 Bedrooms; Bathroom. Oil fired warm air heating; Double Glazing. Brick built Workshop. Static caravan providing ancillary accommodation. Sweeping drive to courtyard with versatile range buildings. Productive pasture paddock. Orchard. Fishing rights on the River Towy. Idyllic - book a viewing today

# Manordeilo, Llandeilo, SA19 7BH

KITCHEN/LIVING ROOM 17'8" x 15'11" (5.39m x 4.87m)

SITTING ROOM 17'7" x 11'5" (5.36m x 3.48m)



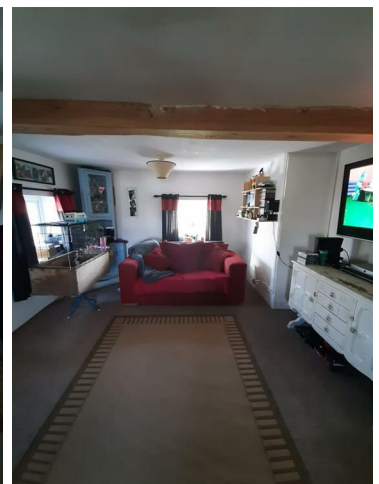
Belfast sink unit with twin taps on slate work-surface. Exposed ceiling beams. Flagstone floor. Plumbed for automatic washing machine. Open stair to first floor. Deep recess fireplace with beam above. Warm air exchange system. Oil fired boiler. Built in cupboards.

## ANOTHER ROOM ASPECT



Multi-fuel cast iron stone in feature stone surround fireplace on stone hearth. Ceiling beams.

## ANOTHER ROOM ASPECT



## FIRST FLOOR

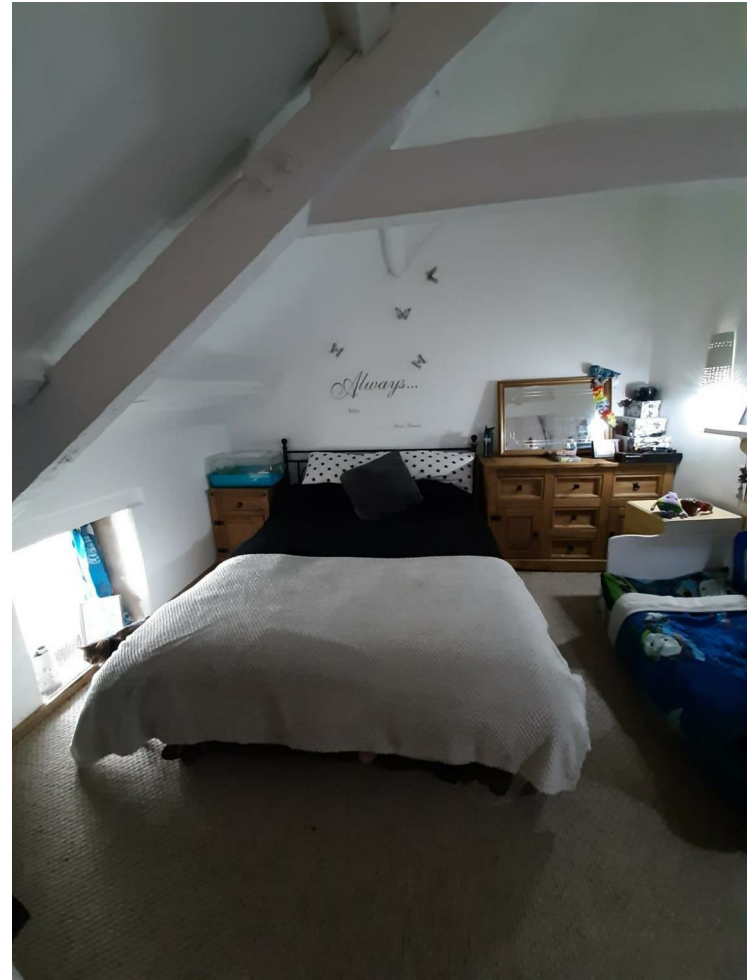
LANDING 14'9" x 5'10"-m (4.5m x 1.8-m)

Vaulted beam ceiling. Balustrade.

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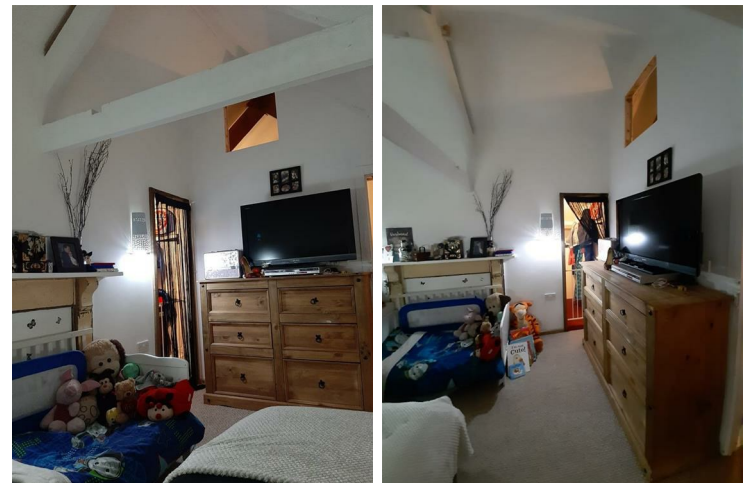
BEDROOM 12'5" x 11'5" (3.79m x 3.49m)

ANOTHER ROOM ASPECT



Decorative fireplace. Vaulted beam ceiling.

BEDROOM 12 x 12 (3.66m x 3.66m)



BEDROOM 12'5" x 6'3" (3.80m x 1.91m)

Vaulted beam ceiling.

# Manordeilo, Llandeilo, SA19 7BH

**BATHROOM 10'2" x 7'10" (3.12m x 2.39m)**

**LAND**



Corner panelled bath with shower above. Pedestal hand basin. Low level W.C. Vaulted beam ceiling. Pine floor boards.

## **OUTSIDE**



The property is approached over its own driveway from the county road that leads into a spacious courtyard around the farmhouse.

## **TRADITIONAL BRICK BUILDING**



The land is arranged around the homestead and comprises pasture paddock and established orchard.

## **GROUNDS**

To the front and rear of the house is a level garden area together with the foundation for a bungalow.

## **FISHING RIGHTS**

The property has the benefit of fishing rights on the River Towy

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## SERVICES



## LOCATION



We are advised that the property is connected to mains electricity, private water and drainage

### TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

### COUNCIL TAX

We are advised that the property is in Band and that the liability for the year 2020/21 is £

### EDUCATION

### SPORTING AND RECREATIONAL

## DIRECTIONS

### VIEWING

By appointment with BJP

### OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

### N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP 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 IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential 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.

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## HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY & VALUATION

## WEBSITE ADDRESS

Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: [www.bjpc.com](http://www.bjpc.com); [www.rightmove.co.uk](http://www.rightmove.co.uk); [www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.com](http://www.primelocation.com) or [www.onthemarket.com](http://www.onthemarket.com)

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	