



## 5 Nantlais, Maescelyn, Talley, Llandeilo, Carmarthenshire SA19 7YR

£319,950 For Sale

### Property Features

- Well-presented 4-bedroom detached family home
- Quiet cul-de-sac setting in the popular village of Talley
- Driveway parking for two vehicles, detached garage and lawn gardens
- Walking distance to Primary School, Historic Landmarks and scenic walking trails

### Property Summary

A well presented and spacious 4 bedroom family home situated in a small cul-de-sac in the pretty semi-rural village of Talley, in the heart of the unspoilt Carmarthenshire countryside.



## Full Details

### Situation

The property lies in a small cul-de-sac setting of similar properties, in the Village of Talley, being an unspoilt village in the heart of Carmarthenshire benefitting from a local primary school and a regular bus services, whilst being within walking distance of historic local landmarks and scenic walks.

The property lies 7.5 miles north of the market town of Llandeilo via the B4302, which is home to a comprehensive range of services to include independent stores, eateries, convenience stores, bilingual education, healthcare provisions and a train station along the Heart of Wales line.

### Accommodation

#### Ground Floor

##### Entrance Hall

Staircase to first floor.

##### Kitchen

2.45m x 4.15m (8' 0" x 13' 7")

A modern kitchen with base and wall units to include an integrated double oven / grill, electric hob with extractor fan over and dishwasher. Tiled flooring and window to front.

##### Dining Room

3.86m x 3.77m (12' 8" x 12' 4")

Sliding doors to rear garden and laminated wood effect flooring.

##### Living Room

3.54m x 6.67m (11' 7" x 21' 11")

Working wood burner and sliding door to rear. Carpet flooring.

##### Utility Room

2.47m x 2.39m (8' 1" x 7' 10")

Base units with plumbing for washing machine and gas boiler. Door to side and tiled flooring.





**Cloakroom**

1.58m x 0.81m (5' 2" x 2' 8")  
W.C. and wash hand basin. Tiled flooring.

**First Floor**

**First Floor Landing**

Door to airing cupboard. Carpet flooring.

**Bedroom 1**

2.49m x 2.77m (8' 2" x 9' 1")  
Window to front. Carpet flooring.

**Bedroom 2**

3.54m x 3.79m (11' 7" x 12' 5")  
Window to front. Carpet flooring.

**Bedroom 3**

2.45m x 2.79m (8' 0" x 9' 2")  
Window to side. Carpet flooring.

**Family Bathroom**

1.79m x 2.42m (5' 10" x 7' 11")  
W.C, wash hand basin, bath tub with shower over, heated towel rail. Window to side. Vinyl flooring.

**Bedroom 4**

3.78m x 4.59m (12' 5" x 15' 1")  
Window to rear. Carpet flooring.



**En-suite Shower Room**

1.65m x 1.83m (5' 5" x 6' 0")  
W.C, wash hand basin, shower cubicle with heated towel rail. Window to side. Vinyl flooring.

**Externally**

**Gardens and Grounds**

Gravel driveway parking for two vehicles with open lawn garden to the front and side with pathways leading to the rear enclosed garden laid to lawn with patio areas contained in a timber fence boundary.





### Garage

4.99m x 6.29m (16' 4" x 20' 8")

### Further Information

#### Tenure

We understand the property is held on a freehold basis.

#### Services

We understand that the property benefits from mains water, electricity, gas and drainage connections. None of the services have been tested.

#### Energy Performance Certificate

EPC Rating C (72).

#### Council Tax Band

We understand that the Carmarthenshire County Council Tax Band is E - approx £2503.15 for 2024/2025.

#### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

#### Planning

Please direct all planning related enquiries to Carmarthenshire County Council Planning Department.

#### Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE.

#### Viewing

Strict by appointment with the Vendors Sole Agents Rees Richards & Partners.

Please contact Carmarthen Office for further information:

12 Spilman Street, Carmarthen, SA31 1LQ.

Tel: 01267 612021 or email [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

