

Ref: 0gla05

Glandwr, Talley, Carmarthenshire.

A Charming, almost completely rebuilt from the ground up, 2 Bedroom Cottage in a peaceful yet convenient setting on the outskirts of the picturesque village of Talley with its Historic Abbey Ruins, Church and Lakes.

Llandeilo 7 miles, Llandovery 10 miles, Lampeter 12 miles, Carmarthen 18 miles, M4 19 miles.



This delightful and characterful originally mid-19th Century former workers cottage has undergone extensive refurbishment in recent times and now provides a charming welcoming home retaining much character yet with the benefit of eco-friendly enhancements to include an energy saving Air Source Heat Pump installation which provides ground and first floor underfloor heating and hot water. The outside of the residence has been insulated using state of the art technology. With a large woodland garden to the rear, the residence provides the perfect semi-rural retreat where the countryside surroundings and wildlife can be enjoyed. Currently utilized as a 4 Star Rated Self Catering Holiday Cottage and Owners Holiday Retreat the accommodation, consists of :-

Ground Floor: Entrance Porch, Open Plan Kitchen/Dining Room, Double Bedroom and Shower Room.

First Floor: Lounge with French doors accessing a large decked area to the rear, and a Double Bedroom.

Externally: Pretty, small cottage garden to the front and large rising/tiered gardens to the rear with a variety of seating areas, a summerhouse, timber shed and block built store and garden shed. Car parking nearby.

Location: Located in the hamlet of Cwmyr only half a mile from the pretty historic village of Talley, nestling amidst beautiful hills south of the Cothi Valley, rich in wildlife. There are excellent local walks and cycling opportunities. The village primary school is a mile or so away. We understand Cwmdru is 1 ½ miles distant with a community shop/post office and pub, whilst secondary schools and town amenities are provided by Llandeilo, 7 miles, Llandovery 10 miles (also with private education), and the University town of Lampeter, 12 miles distant. Carmarthen is 18 miles away with good shopping, main line railway station, and general hospital. Access to the M4 is 19 miles distant. There are numerous places to visit including Roman gold mines and historic castles, Brechfa Forest, the rugged Black Mountain, Towy Valley, and the coast (about an hour's drive).

Price Guide: £235,000

THE COTTAGE

Lovingly restored with an eye for detail, and benefitting from under floor heating throughout via an air source heat pump, substantial external wall insulation and double glazing. Oak doors throughout. Character features include exposed stonework and the use of reclaimed timbers relocated from the original cottage roof.

Ground Floor –

- ENTRANCE PORCH:** 5' x 4'6". Front door with small window leading into the porch. Windows on both sides, ceiling downlights, flagstone floor opening into the kitchen/dining room.
- KITCHEN/DINING ROOM:** 16'6" x 10'. Range of wall and base units with Beech wood effect work surfaces and a stainless steel sink. Under counter fridge/freezer. Built in electric oven and ceramic hob. Tiled splashbacks. Ceiling downlights. Window to the front aspect. Flagstone floor. Room for a 4 seater dining table. Partially exposed stonework and timbers. Spiral staircase to the first floor. Door to the shower room and bedroom 1.
- SHOWER ROOM:** 8' x 5'8". White suite comprising pedestal wash hand basin, low level W.C., large fully tiled shower enclosure. Heated towel rail. Built in linen cupboards. Plumbing and space for a washing machine. Partially exposed stone wall. Windows to the side and rear aspect. Ceiling downlights, loft access. Extractor fan. Flagstone floor.
- DOUBLE BEDROOM 1:** 14'2 x 8'6". Windows to the front and side aspects. Former fireplace with Bressummer beam over and exposed stonework. Flagstone floor. Partially exposed timbers.

First Floor –

- LANDING:** A spiral staircase from the dining area leads to the first floor lounge and bedroom 2.
- LOUNGE:** 15'6" x 12'. A lovely light and airy room, two windows to the side and Velux roof window to the front. Oak wood flooring. Double fully glazed French doors to the large decking area. Feature exposed stone work and chimney breast.
- BEDROOM 2:** 9' x 7'4". Oak wood flooring, window to the side aspect and Velux roof window to the front. Ceiling downlights.

EXTERNALLY

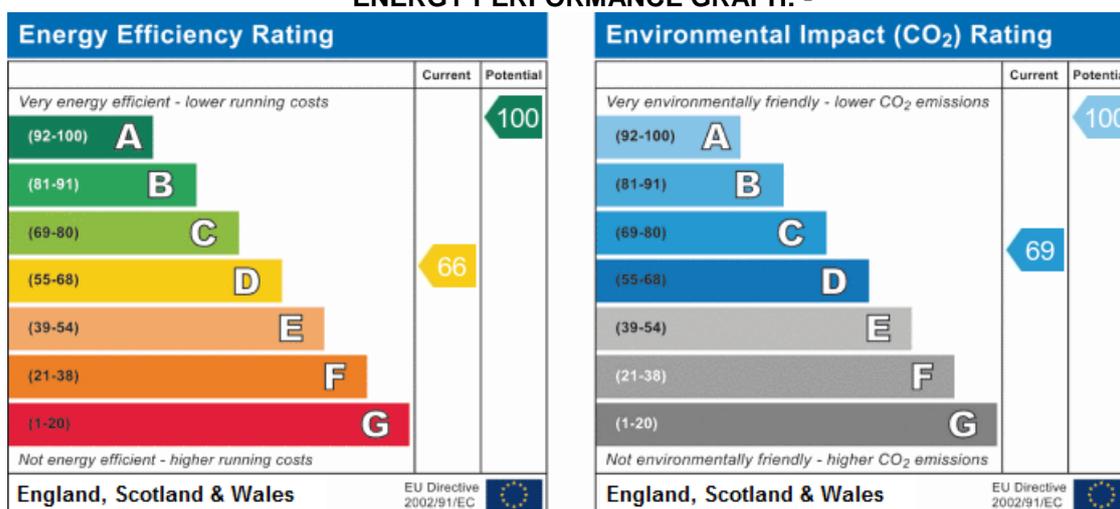
- THE APPROACH:** The property is approached off a quiet country lane at the edge of Talley village. There is an off road parking lay by across the lane from the cottage.
- GARDENS & GROUNDS:** The gardens are a delight, with meandering rising pathways, wooded areas and various seating areas sited to enjoy the valley views. To the immediate rear of the cottage there is a full width decked area with an artificial grassed surface which can be accessed directly from the lounge. Accessed from pathways either side of the cottage is a covered area (beneath the decking), ideal for the parking of bicycles or a motorbike. There is also a 6' x 4' wooden garden shed. There are a plethora of close-by public footpaths enabling access to the dramatic countryside views around Talley and beyond.
- SUMMER HOUSE:** 9' x 7'6". Timber construction with a patio to the fore.
- STORE BUILDING:** 8' x 6'. Block built, pedestrian door to the front and side windows. A useful dry storage area.
- SERVICES:** We understand that the property is connected to mains electricity, mains water and mains drainage. Heating and hot water are provided by an air source heat pump.
- COUNCIL TAX:** We understand that the property was formerly within Carmarthenshire County Council tax band A. The current owners do not pay council tax as they let Glandwr as a holiday home and currently receive 100% small business rural rate relief.
- FIXTURES & FITTINGS:** Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.
- WAYLEAVES, EASEMENTS & RIGHTS OF WAY:** The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.
- TENURE & POSSESSION:** We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

**Only by prior appointment with the Sole Selling Agents –
PROFILE HOMES
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Email: contact@profilehomes.com
Website: www.profilehomes.com**



ENERGY PERFORMANCE GRAPH: -



THE LOCATION:

The property is delightfully situated in a small rural community near Talley's ancient abbey, church and lakes. We understand that Talley started having a pop up shop on a Sunday morning in front of the former village pub in the village centre. This we are informed usually sells good quality meat, fruit and vegetables and pastries. Also the old blacksmiths on the main road has received planning permission for a tearoom and shop which will be an added attraction for the area. The church hall is used for community events, and the village primary school is about a mile from the property.

This is a beautiful location along a peaceful green valley with gentle hills all around and excellent walking, cycling and bird-watching opportunities.

Talley Abbey dates back to the 12th Century and was founded by the Welsh Prince, Rhys ap Gruffydd, and later became a monastery under the care of White Cannons (English Premonstratensians). Though the abbey became ruinous in the Middle Ages, the impressive tower and part of the cloister remain. The church (St. Michael's) was rebuilt by the Williams family of nearby Edwinstford in 1773 (mainly from the ruins of the abbey) and still contains the original numbered pews. The abbey and church stand at the head of **Talley Lakes** – two beautiful lakes formed at the end of the Ice Age and a haven for wildlife (owned by the RSPB and managed by the Wildlife Trust). Between the two lakes is a tree covered motte – possibly once a Welsh fortification. (*The name Talley derives from "Talylychau", meaning Head of the Lakes.*) **Talley Woodlands** are nearby with footpaths, bridleways, and hillside viewpoints to enjoy. The Woodlands are managed by Talley's Community Association in conjunction with the Forestry Commission. The surrounding countryside is one of rolling green hills, forestry, meandering streams, scattered villages, and quiet country lanes, rich in beauty and wildlife – including red kites, curlews and buzzards.

Brechfa Forest is a few miles west of the property (well signposted from Llansawel), originally a royal hunting forest in the 6th Century, now one of the largest areas of Forestry Commission property in Wales, covering around 50 square miles of diverse countryside, with walks, trails for horse riding and mountain biking, as well as winding forest roads. It is the venue for a stage of the Rally of Great Britain.

Llandeilo is about 7 miles southerly, off the A40 – a small, historic town with distinctive shops, galleries, pubs, hotels, good restaurants, main post office, health centre, schools, churches, and railway station on the scenic Heart of Wales country line that runs over 121 miles from Swansea to Shrewsbury. Llandeilo dates back to the 13th Century and occupies an elevated position by the River Towy and the Black Mountain. The town was once the medieval capital of Carmarthenshire, but the development of Llandeilo really grew in the 18th Century as a market town and banking centre for cattle drovers. It once had corn and woollen mills as well as a tanning industry, and it is still an agricultural centre nowadays. The town retains its old world charm, with narrow streets, Georgian buildings, and an old single-span, stone bridge over the Towy, built in 1848.

Llandovery is 10 miles north-easterly from the property in the upper Towy Valley, surrounded by hills at the north-western edge of the National Park. There is a good selection of shops, a supermarket, doctor's and dentist's surgeries, hotels, cafes, restaurants, pubs, swimming pool, small hospital, a primary school, bus service, and a Heart of Wales railway station. The High Street is part of the A40, and the A483 can be accessed here. The town has a mix of Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a well known public school (Llandovery College). The name Llandovery means "The Church Amidst The Waters" – since the river Towy is on one side of the valley, the river Bran is on the other, and the Y Bawddwr meanders through the town centre. The town was once a vital centre for cattle drovers en route to England, and the very first bank in Wales was established here ("The Bank of the Black Ox") to accommodate their money.

Lampeter is 12 miles north-westerly standing by the river Teifi at the southern reaches of the Cambrian Mountains, a small, rural town but well known because of its University of Wales campus, where the main building is around a quadrangle dating back to 1827 (although the original university was founded in 1822). Lampeter is the smallest university town in the UK. There is a Co-op supermarket and a Sainsburys supermarket, a selection of individual shops and businesses, post office, cafes, restaurants and pubs, doctors and dentists, primary and comprehensive schools, church, council offices, police station, and a leisure centre with swimming pool. Lampeter's summer events include a well known Food Festival. There are plenty of country walks round and about, and the wilder mountain landscapes are within easy reach of town.

Carmarthen is 18½ miles south-westerly, the busy county town and commercial centre on the meandering Towy river, combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Marks & Spencer, Next, Debenhams, Monsoon, Curry's, Morrisons, Tesco, etc., as well as a multi-screen cinema, art galleries, theatre, leisure centre, swimming pool, university college, heritage centre, and a general hospital and county museum on the outskirts. The town is served by good rail links through Swansea to Cardiff-Paddington, and main roads radiate out to all regions, including the A40, A48-M4 Link, A484 and A485. The ruins of a Roman Amphitheatre can still be seen, and the remains of a Norman castle built circa 1094 overlook the town and the river. The **National Botanic Garden of Wales** is east of Carmarthen (some 15 miles from the property), featuring the Great Glass House designed by Norman Foster.

The Coast is less than an hour's drive. To the north-west, magnificent Cardigan Bay is famous for porpoises, dolphins, seals, sea birds, beautiful beaches, and cliff top walks, with popular resorts such as Aberaeron and New Quay as well as secluded coves. To the south on Carmarthen Bay, the Millennium Coastal Park offers beaches, dunes, salt marshes, fens, woodland and leisure facilities, and Cefn Sidan Beach provides a vast, 7 mile expanse of peaceful sands and dunes. The Gower Peninsula is a little further, with a stunning coastline and beautiful unspoilt landscapes.

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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