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**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Ty Isaf Cottage

**Trapp
Llandeilo**

Carms SA19 6TY

Price Guide £325,000



- Stunning Well Presented Two Bedroom Cottage
- Move In Condition
- Spacious Grounds and Ample Parking
- Fabulous Views Over Neighbouring Farmland and To Carreg Cennen Castle
- Air Source Heating
- Double Glazing
- EPC: D62

General Description

A beautifully presented two bedroom cottage in a peaceful location with views over neighbouring fields.

EPC Rating: D62

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

Trapp, Llandeilo.

Property Description

A semi detached two bedroom barn conversion set in an idyllic and convenient location, overlooking the picturesque Carreg Cennen Castle and surrounding countryside. The property has been completely renovated to a high standard and situated in a peaceful location, offers comfortable rural living with countryside activities at its door step.

The accommodation briefly comprises: kitchen, bathroom, open plan living/ dining room, one ground floor bedroom and mezzanine second bedroom.

The property benefits from upvc double glazing, Air source heating, ample parking, spacious garden with patio, modern and contemporary internal finishes to include oak flooring, character features such as exposed 'A' frames and beams.

Viewing is highly recommended to truly appreciate this property.

Double Glazed Door and Side Panel to;

Kitchen (13' 8" x 8' 2") or (4.17m x 2.50m)

With a range of wall and base units with fitted worktops, stainless steel sink unit with mixer tap, integrated washing machine, integrated fridge and integrated dish washer. Four ring electric hob with stainless steel extractor hood, electric oven and microwave. Down lights, pendant lighting, tiled floor and double glazed window to front.

Bathroom/Wet Room (9' 1" x 8' 1") or (2.78m x 2.47m)

With Jacuzzi bath with mixer tap, low level WC, vanity unit with mixer tap. Down lights, double glazed window. Walk in shower with waterfall shower head and hand held attachment. Heated towel rail, extractor fan, tiled floor and part tiled walls.

Lounge/Dining Room (14' 6" x 17' 2") or (4.43m x 5.23m)

Max 6.28. High beamed ceiling and lights. Oak flooring, TV point, two double glazed windows and patio doors with side panels. Dimmer lights, built in cupboard and stairs to first floor with feature lighting.

Bedroom 1 (11' 0" x 11' 3") or (3.36m x 3.42m)

With double glazed window and TV point.

Bedroom 2 (13' 5" x 10' 1") or (4.09m x 3.08m)

Mezzanine bedroom overlooking the lounge/diner. 'A' frame beams, roof light, timber panelling, eaves storage, radiator and TV point.

EXTERNALLY

The property is approached via a gravelled entrance drive with ampler parking and turning area.

Patio to front with stunning views over the surrounding area.

Outside tap and lights.

Lawned garden with timber decked area and pergola. Timber shed.

Broadband and Mobile phone

The mobile and broadband signal is limited. Please check with your mobile provider.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Viewing

By Appointment With The Selling Agent.

Services

Mains electricity, mains water and mains drainage.

Tenure

Freehold

Directions

From Llandeilo take the A483 over the Towy Bridge to Ffairfach. At the traffic lights take the first left passing the primary school, under the railway bridge and take the next right turn sign posted Trapp. Follow this road and on entering the village of Trapp take the left turn before the stone bridge where the entrance to the property can be found on the right hand side at the top of the hill after approximately half a mile.

