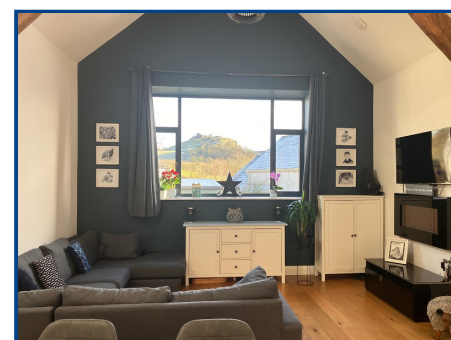
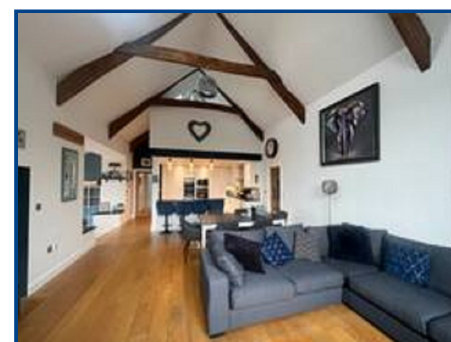
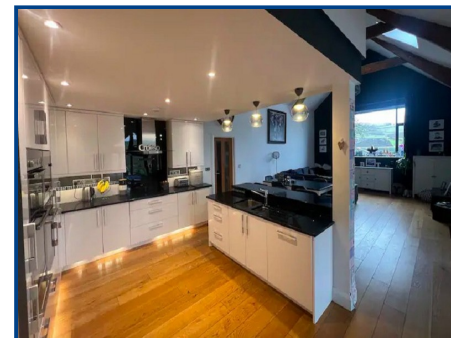


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Ty Isaf Barn
Trapp
Llandeilo
Carmarthenshire SA19 6TY**

Price £695,000



- Stunning 4 bedroom Barn Conversion
- Open plan living/dining/kitchen
- Fabulous Views Over Neighbouring Farmland and To Carreg Cennen Castle.
- Refurbished to a high standard
- Convenient Village Location
- Quality Fixures & Fittings
- Viewing is Highly Recommended
- Air Source Heating, Double Glazing & Solar Panels
- EPC: D68

General Description

A beautifully presented four bedroom barn in a peaceful location with views over the neighbouring countryside with fabulous views of the Castle. VIEWING IS A MUST TO APPRECIATE THIS SPACIOUS MODERN HIGH QUALITY BARN CONVERSION IN THIS SCENIC LOCATION!

EPC Rating: D68

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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, Carmarthenshire.

Property Description

A semi detached four 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 with quality fixtures and fittings, offers comfortable rural living with countryside activities at its door step.

The accommodation briefly comprises: Open plan living/ dining room. kitchen, bathroom, three ground floor bedrooms and mezzanine fourth bedroom and office.

The property benefits from aluminium double glazing and patio door, Air source heating, ample parking, spacious garden with patio, modern and contemporary internal finishes, character features such as the exposed 'A' frames and beams.

Viewing is highly recommended to truly appreciate this property.

Llandeilo town is about 3 miles away with schooling and range of bespoke shopping outlets and places of recreation.

The town is a popular destination to holiday and live in with attractions which include the National Trust's Dinefwr Castle, Dryslwyn Castle, Botanical gardens of Wales and Aberglasney house and gardens.

The Gower coast is less than an hours drive away and the M4 extension at Crosshands is about a 25 minute drive.

Entrance to;

Double glazed door and side panel, tiled floor.

Utility Room (6' 11" x 6' 8") or (2.10m x 2.03m)

Range of wall and base units, stainless steel sink unit with mixer tap, double glazed window, plumbing for washing machine, tiled splash back and tiled floor. Double glazed window.

Cloak Room (6' 9" x 4' 9" Max) or (2.07m x 1.46m Max)

Radiator, low level WC, pedestal wash hand basin, extractor hood and tiled floor.

Inner Hallway

Oak flooring, beamed ceiling, under stairs cupboard and stairs to first floor.

Bedroom 1 (17' 9" Max x 11' 3") or (5.40m Max x 3.42m)

Coved ceiling, double glazed window, roof light and feature alcove.

Bathroom (11' 1" x 6' 7") or (3.39m x 2.0m)

With low level WC, pedestal wash hand basin, panelled bath, with shower screen, rainfall shower unit and hand held attachment. Bath with mixer tap and hand spray, heated towel rail, tiled floor and part tiled walls, down lights, extractor, alcove and shelving.

Master Bedroom (18' 3" x 13' 5") or (5.56m x 4.10m)

Access to roof space, coved ceiling, TV point, 2 double glazed windows and radiator.

En-Suite Shower Room (10' 2" x 7' 7") or (3.09m x 2.32m)

Large walk in shower enclosure with shower screen, rainfall shower head and hand held attachment, heated towel rail, part tiled walls, double glazed window, down lights, extractor fan, low level WC, vanity unit with drawers, wash hand basin and mixer tap, alcove, mirror and light.

Inner Hallway

Down lights and oak flooring.

Shower Room (9' 8" x 4' 8") or (2.95m x 1.41m)

With low level WC, vanity wash hand basin with mixer tap and shower enclosure with screen. Extractor fan, down lights, double glazed window and heated towel rail.

Bedroom 3 (15' 8" x 7' 11") or (4.78m x 2.42m)

Sky light, access to roof space, radiator, coved ceiling, alcove, shelving and double glazed window.

Open Plan Kitchen / Breakfast Room / Living Room (30' 5" x 15' 9") or (9.28m x 4.80m)

With a range of wall, base, drawers and larder units with built in triple oven, warming drawer and microwave, granite work surfaces and four ring hob with splash back and stainless steel extractor hood. Integrated fridge and freezer. Breakfast bar with drawer and base units, integrated dishwasher, bowl and a half sink unit mixer tap. Pendant lighting and down lights. Oak flooring, large picture window with views of the castle, 'A' frames, TV point, wall mounted electric fire and sky light. Beamed ceiling.

Dining Area (14' 2" x 10' 10") or (4.31m x 3.30m)

Bifold doors and oak flooring.

Gym/Play Room (10' 3" x 9' 9") or (3.12m x 2.96m)

Currently used as a gym but would be suitable for various uses. Double glazed window, oak flooring and TV point.

Porch (5' 4" x 4' 9") or (1.62m x 1.46m)

Hot water tank, tiled floor, heating controls, down light and double glazed door.

Stairs to first floor.

With feature concealed lighting.

Office (10' 8" x 10' 4") or (3.24m x 3.14m)

Useful mezzanine area overlooking the living area. Eaves storage cupboards. Beamed ceiling and sky light.

Landing

Sky light and 'A' frame beams.

Bedroom 4 (11' 4" x 11' 3") or (3.45m x 3.43m)

Eaves storage cupboards, beamed ceiling and 'A' frame beams. Sky light.

EXTERNALLY

The property is approached via a gated driveway with fabulous views over the surrounding countryside and Carreg Cennen in the distance.

From Patio area, graveled area and large lawned garden, timber decking, two store sheds and ample parking and turning areas.

In ground trampoline

Solar panels

To the side of the property is a gravelled area and play area.

Store/Workshop (19' 1" x 10' 6") or (5.81m x 3.19m)

Timber store with concrete floor and light.

Broadband and Mobile phone

The mobile is limited. Super Fast Fibre Broadband. Please check with your mobile provider.

Agents Note

Opportunity to purchase a 2 bedroom cottage next door, ideal for extended family or holiday let.

Local Authority

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

Viewing

By Appointment With The Selling Agent.

Services

Mains electricity and mains water. Private drainage.

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 three-quarters of a mile.

