



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

**Troedyrhiw  
Capel Isaac  
Llandeilo  
Carmarthenshire  
SA19 7UL**

**Price £499,950**



- No Onward Chain
- Traditional Cottage With 8.5 Acres of Land
- Located In a Quiet Rural Location
- 3 Bedrooms and Modern Fitted Kitchen
- Chalet With Double Glazing and Mains Electricity
- 8.5 Acres Consisting a Wildlife Area With Pond, Woodland and Pasture
- EPC: PENDING
- Further Option to Purchase approximately 6.8 Acres of Land

### General Description

A traditional cottage with 8.5 acres of land including pasture land, wildlife area with pond and woodland located in a rural location.



■

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](mailto:surveys@ctf-uk.com).

**Tel: 01558 823 601**

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

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



Capel Isaac, Llandeilo, Carmarthenshire.

Property Description

Built in 1876 and standing in a peaceful rural location this traditional smallholding comprises a detached stone built cottage, timber summer house/chalet and about 8.5 acres of land including pasture land suitable for horses, sheep etc and a wildlife area with pond.

The extended cottage benefits from double glazing, electric central heating, wood burning stove, upvc conservatory and a modern fitted kitchen with granite surfaces.

To the rear of the cottage lies an area of woodland and across the road is a parking area for a number of vehicles, wildlife area with pond, regenerated area, steel framed barn and fields of pasture land. The property stands about 5 miles from Llandeilo town which offers a range of amenities including primary and secondary schooling, shops and places of recreation.

The area is a renowned tourist destination with attractions that include Dinefwr park with house and castle, the castles of Trap and Dryslwyn, the botanical gardens of Wales and the house and gardens at Aberglasney. Llandeilo has a station on the heart of Wales railway and is about a 20 minutes drive to the M4 extension at Crosshands.

The accommodation offered by Troedyrhiw briefly comprises; Front facing Upvc porch, lounge- diner, kitchen, rear upvc conservatory, utility room and downstairs shower room. At first floor are 3 bedrooms.

Front Porch (12' 0" x 7' 5") or (3.65m x 2.25m)

In upvc double glazing. Door into;

Lounge/Dining Room (22' 0" x 14' 1") or (6.71m x 4.29m)

With coloured wood burning stove set in tiled fireplace on slate hearth. Ceiling beams, central staircase, upvc double glazed windows, two radiators, spotlights and book shelving.

Kitchen (12' 8" x 10' 11") or (3.85m x 3.32m)

With range of base, drawer and wall units including wine rack. Larder cupboard and cupboard containing a fridge and freezer. Granite work surfaces, Belfast sink, part tiled walls and tiled floor, spot lighting, plumbing for automatic dishwasher and electric range master cooker with ovens below and five ring ceramic top. Extractor canopy over. Upvc double glazing.

Conservatory (9' 3" x 5' 9") or (2.81m x 1.75m)

With upvc windows, roof and double patio doors. Tiled floor.

Utility Room (11' 9" x 4' 10") or (3.57m x 1.47m)

With plumbing for utilities, shelving, double glazing and spot lighting.

Shower Room/Wet Room (8' 9" x 4' 9") or (2.66m x 1.46m)

With low level WC, electric low level shower and wash hand basin set in unit with mirror above. Radiator, upvc double glazing, boarded ceiling and extractor fan.

Stairs to first floor.

Bedroom (14' 3" x 6' 11") or (4.34m x 2.11m)

With ceiling beams, radiator and two upvc double glazed windows.

Bedroom (10' 2" x 9' 9") or (3.09m x 2.96m)

With spot lighting, upvc double glazing, shelving and ledged windows.

Principle Bedroom (12' 10" x 12' 1") or (3.91m x 3.68m)

With dual aspect upvc double glazed windows, built in cupboards and access to roof space. Ledge door.

Capel Isaac, Llandeilo, Carmarthenshire.

EXTERNALLY

Double gated access to either side of cottage.

Front stoned garden with low wall surround and paved steps up to front door.

Rear garden with stoned sitting area, outside tap, wood store, aluminium framed green house, store shed and;

Chalet

Of timber construction with double glazing and mains electricity.

Lounge (16' 2" x 9' 8") or (4.92m x 2.95m)

With double doors and steps up to loft area.

Bedroom 1 (8' 6" x 7' 11") or (2.60m x 2.41m)

Bedroom 2 (8' 0" x 8' 7") or (2.43m x 2.61m)

Agents Note

The Summerhouse/ Chalet has potential as over spill accommodation or holiday let purposes, subject to the suitable planning permissions.

The Land

Access from rear into an area of woodland, ideal for those with bird and wildlife interest.

Across the road from the cottage is a parking area for a number of vehicles and a wildlife area with pond.

Further regenerated/ naturalised area with steel framed hay barn.

Two fields of pasture land with gated access of the highway.

OPTION TO PURCHASE A FURTHER 6.8 ACRES BY SEPARATE NEGOTIATION.

Broadband and Mobile phone

The mobile phone signal is deemed standard in this area. Please check with your provider.

Local Authority

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

Viewing Arrangements

By Appointment With The Selling Agent.

Agents Note

Option to purchase a further 6.8 acres by separate negotiation.

Services

Mains electricity, mains water, private drainage and electric heating.

Tenure

Freehold

Council Tax

E

Directions

Travel up the Llandeilo bypass in the direct of Carmarthen. Pass the cottage inn on the left and take the next right. Continue on this road for about 3 miles , continue passed the phone box and take the next left at a small crossroads. Continue down this road and Troedyrhiw is found on the right hand side after about a quarter of a mile.

