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

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

Price £450,000



- No Onward Chain
- An Attractive 8.5 Acre Smallholding
- 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 F23

**EPC Rating: F23**

#### General Description

An attractive 8.5 acre smallholding comprising a traditional three bedroom cottage with pasture land, wildlife area with pond and woodland located in a rural location.

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# 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 Abergasney. 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.

CTFRP

## 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)

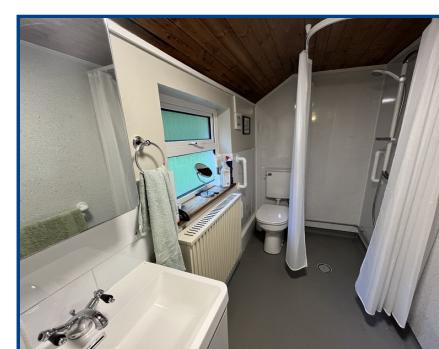
With ceiling beams, radiator and two upvc double glazed windows.

## 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. Ledged door.



# Capel Isaac, Llandeilo, Carmarthenshire.

## Local Authority

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

## Viewing Arrangements

By Appointment With The Selling Agent.

## Services

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

## Tenure

Freehold

## Council Tax

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## 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.