



Capel Talsarn, Llanddeusant, Llangadog,  
Carmarthenshire, SA19 9YW





- \* Beautifully Presented Grade II Listed Former Chapel Built in 1860 \*
- \* 3 Double Bedrooms (1 En-Suite), Open Plan Living Area, Kitchen, Bathroom, Utility & Shower Room \*
- \* Renovated To A High Standard By The Current Vendor \*
- \* Many Original Features Maintained \*
- \* Lawned & Patio Rear Garden With Shed/Workshop \*
- \* Off Road Parking \*
- \* Breathtaking Views Of Llyn y Fan & Surrounding Countryside \*
- \* Located Just Under 7 Miles Of Llangadog Village \*

**GUIDE PRICE £475,000**

**Description** Rarely does such an exciting property come to the local market! Capel Talsarn is a beautifully converted Grade II listed former Chapel which boasts a stunning open plan space and has been renovated to an impressive standard. Converted by the current vendor 18 years ago the property offers a range of period features including original arched windows and oak doors yet also includes features for modern living. The accommodation is set around the central living space with high ceilings and four windows to the front elevation. The ground floor comprises a family kitchen with adjoining utility and shower room, which then leads to the stunning open plan living/dining area. The mezzanine floor offers two double bedrooms and bathroom with the main bedroom located at the end of the landing and offering built in wardrobes and en suite shower room.

Externally the property has a lawned garden with patio area overlooking the breathtaking views of Llyn y Fan and surrounding countryside. To the rear is a useful shed/workshop along with two log stores. To the front of the property is off road parking.

Located in the picturesque Brecon Beacons National Park and International Dark Sky Reserve the area around is particularly well endowed with wildlife and is ideal for bird watching, hill walking and other country pursuits in this beautiful area. The village of Llangadog lies just under 7 miles away with, newsagents/post office, butchers, mini market & public house with the market town of Llandovery located approximately 13 miles away and offering more comprehensive shopping facilities including public houses/restaurants, cafes, post office, cottage hospital, doctors surgery, swimming pool and supermarket just on the outskirts of town with junior school and Llandovery College in the private sector.

The accommodation comprises as follows

**Kitchen** 18' 8 x 16' 0 A beautiful family kitchen with a range of floor and eye level drawers and cupboards topped with a granite worktop. Sink and drainer. Double eye level oven. Integral dishwasher. 2 integral fridges. Schott ceran induction hob with extractor over. Plinth lighting. Island with wine chiller. Sash windows. Dual aspect windows. Tiled floor.

**Utility Room** 10' 11 x 8' 09 With floor and eye level cupboards. Plumbing for washing machine. Velux window. Tiled floor. Radiator. Door to front.

**Shower Room** With low level wc. Wash hand basin. Corner shower. Tiled floor. Part tiled walls. Recess lighting. Extractor fan. Radiator.

**Open Plan Living Room** 31' 02 x 27' 11 An impressive open plan living room being the former chapel with log burner in surround with slate hearth and mantel over. Oak flooring. Slate window sills. Impressive arched sash Chapel windows with shutters on the lower half. Dual aspect windows. Ceiling rose. Oak beamed ceilings. 4 radiators.

### **First Floor Mezzanine Landing**

**Bedroom 1** 11' 09 x 11' 01 With radiator.

**Bathroom** 9' 10 x 6' 09 With free standing roll top bath with shower over. Low level wc. Wash basin with cupboards under and illuminated mirror over. Recess lighting. Radiator with towel warmer. Part panelled walls. Oak floor. Extractor fan. Airing cupboard.

**Bedroom 2** 11' 08 x 10' 10 With access hatch to roof space. Radiator.

**Bedroom 3** 18' 01 x 15' 02 max. (measurement includes en suite)  
With impressive exposed A frame. Dual aspect windows. Former open fire with tiled hearth and mantel over.

**En Suite** With low level wc. Wash hand basin. Shower cubicle. Part panelled walls. Velux window. Part tiled walls. Timber floor. Vertical radiator. Extractor.

**Externally** To the front of the property is a gravelled parking area leading to rear garden mostly laid to lawn with patio area overlooking breathtaking views of Llyn y Fan. To the rear of the property is a **Shed/Workshop** measuring 23' 09 x 15' 06 with side door access door, concrete floor, lighting and electric points. 2 log stores.

**Services** With mains water and electricity. Oil central heating via outside boiler. Private septic tank drainage.

**Viewing** Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

**Local Authorities** Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567 or Brecon Beacons National Park Authority, Plassyffynnon, Cambrian Way, Brecon, Powys, LD3 7HP. Tel: 01874 624437.

**Council Tax** Band F



**VIEWING: CONTACT THE AGENTS: Llandovery Office**  
**Tel: 01550 720 440      E-Mail: [llandovery@ctf-uk.com](mailto:llandovery@ctf-uk.com)      Web Site: [www.ctf-uk.com](http://www.ctf-uk.com)**

**Property Misdescriptions Act 1991**

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

**Professional Services**

Our 14 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

**MORTGAGE SERVICES** - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices



