



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.



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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

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.

EPC Rating: F23

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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;



Capel Isaac, Llandeilo, Carmarthenshire.

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.

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.

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.