



## Pistyll Bach Capel Isaac, Llandeilo, Carmarthenshire, SA19 7UF

Offers In The Region Of £420,000

- Wonderful Eco House
- Many wonderful features
- 4 Bedrooms and 2 Bathrooms
- Attractive grounds
- Secluded rural location
- 3 Receptions and Kitchen
- Heated swimming Pool
- EPC Rating D

# Pistyll Bach Capel Isaac, Llandeilo SA19 7UF

Welcome to this stunning detached farmhouse located a short distance from the picturesque village of Capel Isaac, Llandeilo. This environmentally friendly property boasts three reception rooms, four bedrooms, and three bathrooms, offering ample space for comfortable living with its own heated swimming pool.

Situated in a secluded rural location, this farmhouse provides the perfect retreat from the hustle and bustle of city life. The property is surrounded by mature grounds, creating a peaceful and serene environment for you to enjoy.

Stepping inside, you will be greeted by many period features that add character and charm to the home. The versatile accommodation layout allows you to tailor the space to suit your needs, whether you desire a cosy family home or a spacious entertaining area.

Whether you are looking to escape to the countryside or simply appreciate the beauty of rural living, this farmhouse offers a unique opportunity to own a piece of tranquility in the heart of the Welsh countryside. Don't miss out on the chance to make this idyllic property your own.



Council Tax Band: D



## ENTRANCE PORCH

## KITCHEN



16'1" x 6'6", 131'2"

Aga electric range in feature recess. Twin bowl stainless steel sink unit tooth mixer tap. Induction hob and electric oven. Fitted range of base and wall cupboards. Built in larder cupboard.

## DINING ROOM



15'1" x 9'11"

Fitted wall cupboards. Attractive tiled floor. Vaulted ceiling. French doors to conservatory

## CONSERVATORY



20'1" x 13'0"

Ceiling downlighting. French doors to bedroom and to garden. Stone effect tiled floor.

## LOUNGE



16'4" | 39'4" x 9'10", 311'8"

Vaulted beam ceiling. Wood effect floor. Feature 8kw multifuel stove on slate hearth. Large picture window to front elevation.

## INNER LOBBY

15'9" x 2'1"

## UTILITY ROOM

8'3" x 4'0"

Built in linen cupboard. Plumbed for automatic washing machine.

## SHOWER/WET ROOM

4'11" x 2'7"

Fully tiled walls

## CLOAKROOM

5'2" x 3'3"

Low level WC. Pedestal hand basin with mixer tap and tiled surround.

## BEDROOM



9'10", 121'4" x 7'11"

Ceiling downlighting. French doors to conservatory.

## POOL ROOM



28'4" x 10'8"

Heated swimming pool. Tiled surround. Ceiling downlighting.

## FIRST FLOOR

## LANDING

Built in cupboard.

## MAIN BEDROOM



25'1" x 9'8"

Vaulted beam ceiling. Huge picture window to front elevation. Built in wardrobe. French doors to balcony. Cloakroom with WC and hand basin. Shower in cubicle. Chrome towel heater.

## BEDROOM



12'0" x 10'6"

Built in wardrobe.

## INNER GALERIED LANDING



Glazed balcony overlooking dining room. Built in cupboards.

## BATHROOM



11'3" x 5'1"

Panelled bath with shower fitment and glazed screen. Designer hand basin with chrome mixer tap. Low level WC. Chrome towel heater. Ceiling downlighting. Access to eaves cupboard.

## BEDROOM



15'4" x 10'9"

Vaulted beam ceiling with skylight. Balcony overlooking lounge. Fitted cupboards and shelves.

## OUTSIDE



The property is approached over a private driveway from the county road that leads onwards to one other property.

## GARAGE/WORKSHOP



25'7" x 15'10"

A timber built building with double garage doors to a spacious courtyard. At the side of the garage is a staircase leading to a second floor where there is a partially built flat.

## GROUNDS



The property stands in wonderful spacious grounds. To the front of the house is a beautiful lawned garden at the side of which is a low pond which provides a darkened reflection to the house. Patio area and built in barbecue.

On the opposite side of the drive is a spacious parking area that leads down to a brook which makes a wonderful setting and the owner has harnessed the hydro powers of the brook for a small hydroelectric scheme.



## NB

These details are a general guideline for intending

purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

#### PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

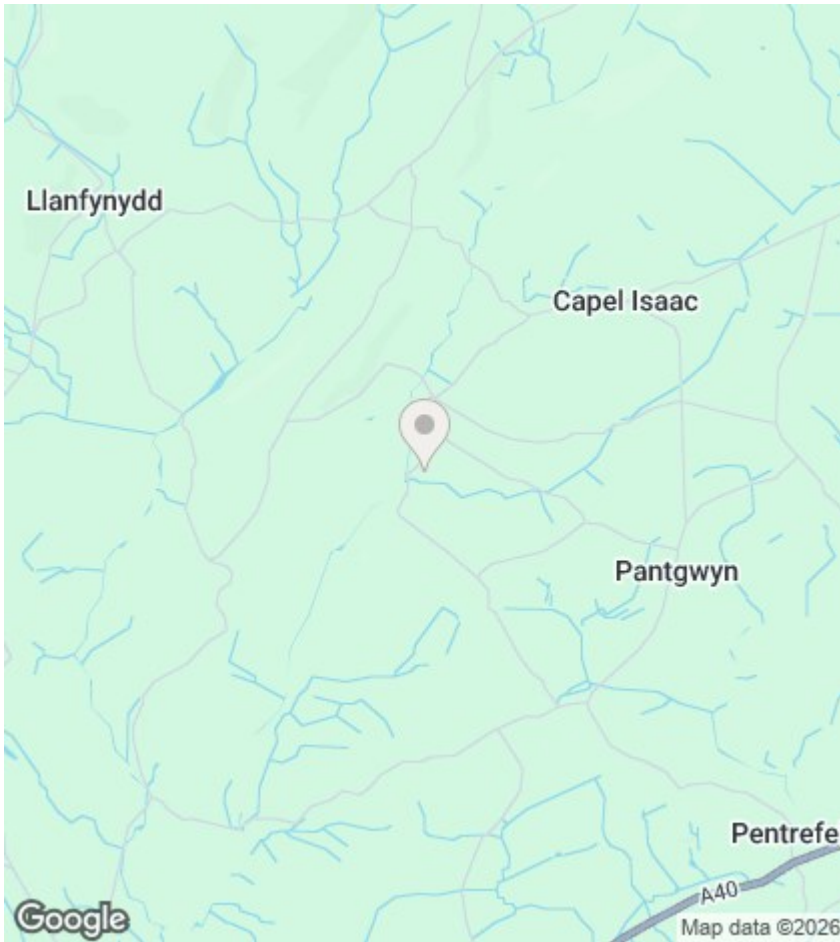
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By appointment with Morgan Carpenter 01558 821269

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## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 