



## Capel Carmel Llanfynydd, Nr Llandeilo, Carmarthenshire, SA32 7UE

Offers In The Region Of £650,000

- Stunning Chapel Conversion in fabulous rural setting
- Clever conversion with versatile accommodation retaining many original features
- Grounds of 2 acres with pasture paddocks.
- Outstanding views over Towy Valley and beyond.
- 3 En suite Bedrooms

# Capel Carmel Llanfynydd, Nr Llandeilo SA32 7UE

Set in a stunning elevated location within grounds of approximately 2 acres, a fabulous converted Chapel commanding magnificent views over the Towy valley and beyond to the Black Mountains and Bannau Brycheiniog (Brecon Beacons). This superb conversion has cleverly used the original building together with a tasteful extension to provide a great family home with many period features but with contemporary flair and provides the following versatile accommodation: Reception Hall, Shower Room; Vaulted ceiling Lounge/Dining Room with feature multi fuel stove; Fitted Kitchen/Living Room; Mezzanine floor with sitting area; Main Bedroom with Juliet balcony providing amazing views; En suite Shower Room; Inner Hall with cloaks cupboards; 2 further Double Bedrooms each with en suites. Double glazing. Oil fired underfloor heating. Gated entrance leading to spacious parking area and undeveloped garden. Extensive paved patio providing ideal setting for outside living. 2 pasture paddocks. Viewing of this wonderful property is highly recommended, book a viewing today.



Council Tax Band: New Build



## RECEPTION HALL



9'2" x 7'8"

Attractive built in cupboard and cloaks area. Patterned tiled floor with under floor heating. Ceiling downlighting and sprinkler.

## ANOTHER ROOM ASPECT



## SHOWER ROOM



9'0" x 3'10"

Shower in tiled and panelled cubicle. Hand basin with chrome mixer tap. Low level WC. Ceiling downlighting. Vanity socket. Tiled floor. Chrome towel heater.

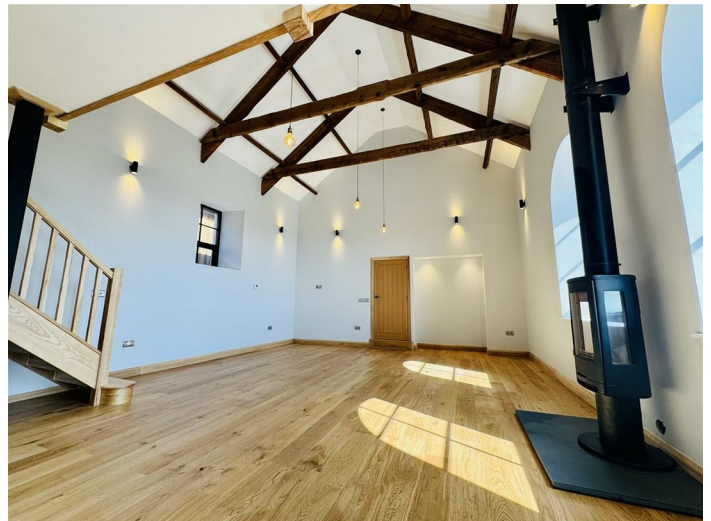
## LOUNGE/DINING ROOM



31'3" x 18'6"

Multi fuel stove. Vaulted beam ceiling and attractive staircase to mezzanine floor. Built in cloaks cupboard. Oak floor with under floor heating.

## ANOTHER ROOM ASPECT



## UTILITY AREA

6'2" x 4'3"

## KITCHEN/BREAKFAST ROOM



21'4" x 13'1"

1 1/2 bowl ceramic sink unit with mixer tap. Bosch ceramic hob with extractor hood above. Bosch twin electric oven. Larder fridge. Integrated dishwasher. Fitted base, wall and glazed display cupboards. Ample work surface. Ceiling downlighting. Limestone effect tiled floor with under floor heating. Oak French doors to Lounge.

## ANOTHER ROOM ASPECT



## FIRST FLOOR



## MEZZANINE AREA



11'9" x 11'5"

Feature pointed stone wall. Ceiling downlighting and wall lights. Oak floor.

## MAIN BEDROOM



20'10" x 13'1"

Vaulted ceiling with downlighting. French door to Juliet balcony. Oak floor. Radiator

## ANOTHER ROOM ASPECT



## EN SUITE



8'0" x 6'6"

Shower in glazed and panelled cubicle. Hand basin with mixer tap. Vanity cupboards. Exposed beam. Slate effect floor. Towel heater.

## INNER HALL



11'3" x 9'4"

Built in linen cupboard with under floor heating controls. Glazed panelled walls either side. Oak floor with under floor heating.

## BEDROOM



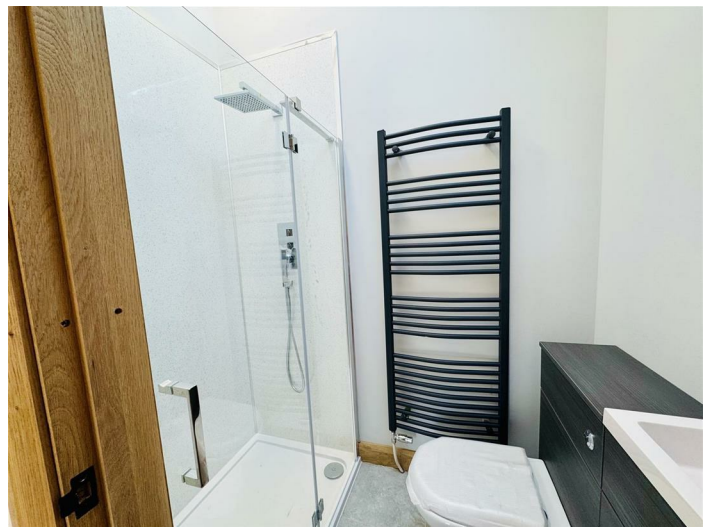
14'1" x 12'0"

Vaulted beam ceiling. French doors to patio. Full length picture window with lovely outlook. Oak floor with under floor heating.

## ANOTHER ROOM ASPECT



## EN SUITE



8'9" x 6'3"

## BEDROOM



14'2" x 12'0"  
Vaulted beam ceiling. Door to side patio. Oak floor with under floor heating.

## EN SUITE



6'3" x 3'10"  
Walk in glazed and panelled cubicle. Hand basin with chrome mixer tap. Low level WC. Ceiling skylight. Tiled floor. Towel heater.

## OUTSIDE



The property is approached via a gated entrance that leads into an spacious garden area. Approval has been granted for a garage with the grounds.

## GARDEN



There is a large sandstone paved patio around the property providing a wonderful setting for outside living and to take advantage of the wonderful views. Beyond the patio is a large expanse of newly seeded lawn.

## LAND



Extends to 2 acres or thereabouts of well fenced pasture land.

## SERVICES

We are advised that the property is connected to mains electric and water. Private drainage

## TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

## LOCATION

Capel Carmel is located in a wonderful location approximately 2 miles from the village of Llanfynydd which has a Public House, places of Worship as does Cwrt Henri which also boasts a Community Post Office and Shop with internet cafe together with Primary School. It is approximately 5 miles from the A.40 and 6 miles to the Country Market town of Llandeilo which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The county administrative town of Carmarthen is approximately 12 miles and the M.4 extension at Cross Hands is within half an hour's drive providing access to the University city of Swansea and of course is the main route to the rest of the country.

## DIRECTIONS

From Llandeilo the property is located by taking the A.40 towards Carmarthen for approximately 2 miles. Take the right hand turning after the Cottage Inn public house and proceed to the the village of Capel Isaac. Travel through the village towards Llanfynydd and at the top of the hill turn right for Abergorlech, keep right at the next junction and then turn left for Abergorlech, continue on here for approximately 1/2 mile and the property will be found on the left hand side.

## OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

## 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.

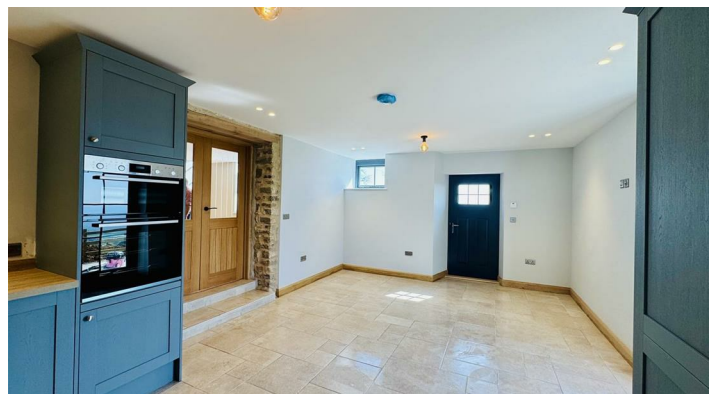
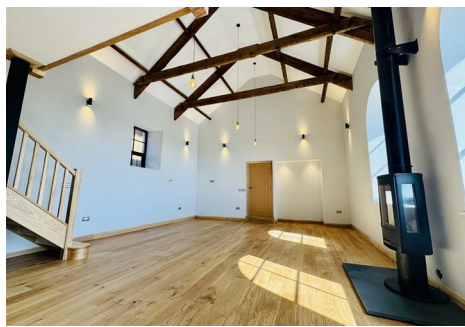
## VIEWING

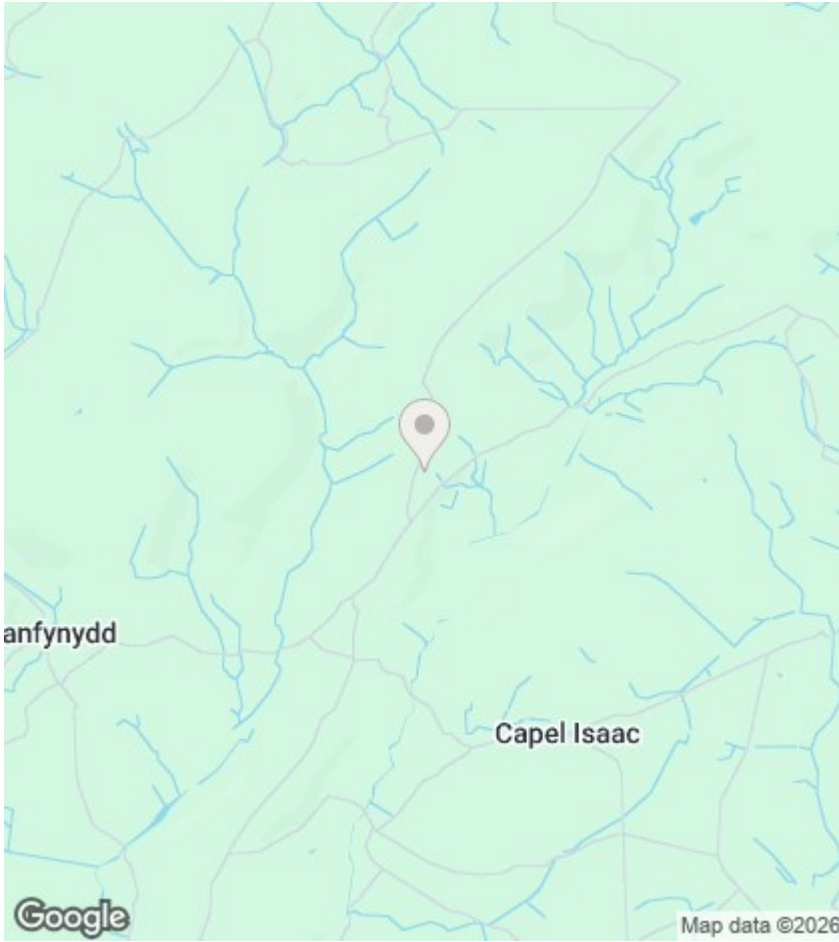
By appointment with Morgan Carpenter 01558 821269

## WEBSITE

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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 