MORGAN CARPENTER
Estate Agents

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

Offers In The Region Of £650,000

- Truly Stunning converted Chapel in fabulous rural setting within grounds 2 acres
- Unique and versatile family residence, rich in period features with high quality modern spec
- Fitted kitchen/living room ideal for everyday living and entertaining
- Principal bedroom with Juliet balcony and en suite Shower room
- Double glazing and oil fired central heating
- Breathtaking panoramic views across Towy Valley towards Black Mountain
- Impressive vaulted lounge/dining room with multi fuel stove
- Mezzanine level offering additional sitting area
- 2 further double bedrooms with their own en suite facilities
- EPC rating 'C'

168b Saron Road Saron, Ammanford, Carmarthenshire, SA18 3LN
01558821269

sales@morgancarpenter.co.uk
morgancarpenter.co.uk

Capel Carmel Llanfynydd, Nr Llandeilo SA32 7UE

An exceptional opportunity to acquire a truly stunning converted Chapel, occupying an elevated and private position within grounds extending to approximately 2 acres, and enjoying breathtaking panoramic views across the Towy Valley towards the Black Mountains and the Bannau Brycheiniog.
This remarkable home seamlessly blends character and contemporary living, with the original chapel thoughtfully restored and complemented by a stylish modern extension. The result is a unique and versatile family residence, rich in period features yet finished with a high-quality, modern specification.
The accommodation is both spacious and beautifully presented, briefly comprising a welcoming reception hall with shower room, leading into an impressive vaulted lounge/dining room featuring a striking multi-fuel stove and an abundance of natural light. The fitted kitchen/living room provides a superb social hub, ideal for both everyday living and entertaining.
A mezzanine level offers an additional sitting area, enhancing the sense of space and architectural interest. The principal bedroom suite is particularly noteworthy, featuring a Juliet balcony that perfectly frames the spectacular far-reaching views, along with a well-appointed en suite shower room. An inner hall with built-in cloaks cupboards leads to two further generous double bedrooms, each benefiting from their own en suite facilities.
The property is further enhanced by double glazing and oil-fired underfloor heating throughout, ensuring comfort and efficiency.
Externally, the property is approached via a gated entrance leading to a spacious parking area. The grounds are a real feature, offering extensive potential with large areas of undeveloped garden, an expansive paved patio ideal for al fresco dining and entertaining, and two pasture paddocks—perfect for those seeking a lifestyle property with equestrian or smallholding appeal.

A rare and distinguished home in an outstanding setting, offering a unique combination

3 3 3 C

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

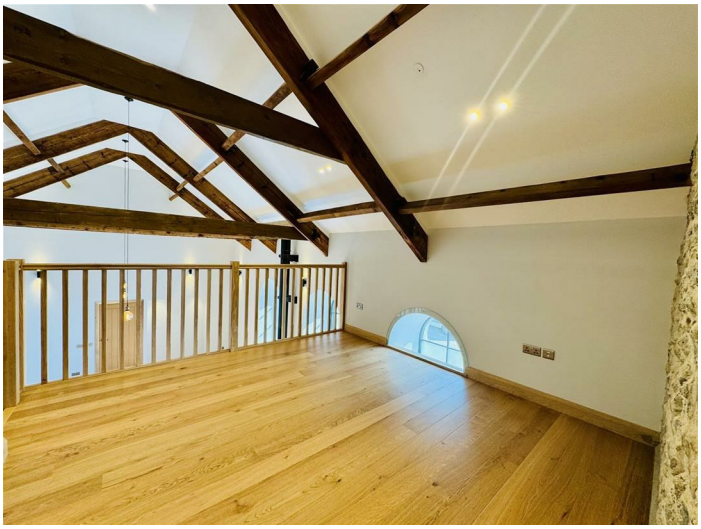
UTILITY AREA
6'2" x 4'3"

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

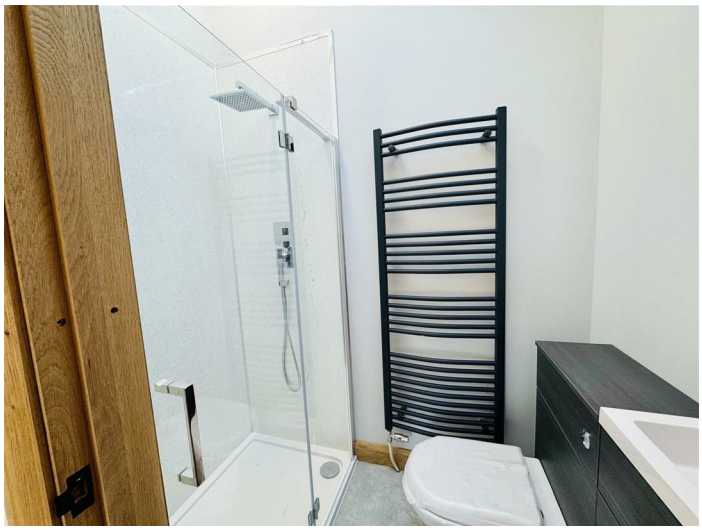
11'3" x 9'4"
Built in linen cupboard with under floor heating controls. Glazed panelled walls either side. Oak floor with under floor heating.

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

View all our properties on: www.morgancarpenter.co.uk; www.zoopla.co.uk; www.primelocation.com, or www.onthemarket.com

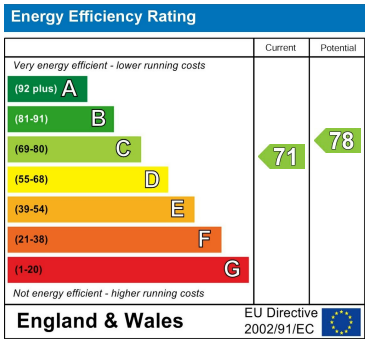
Directions

Viewings

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

EPC Rating:

C



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