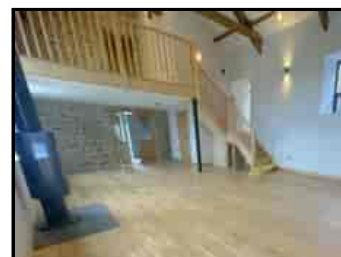


An Exceptional Conversion of a Chapel with Equally an Impressive Location with Far Reaching Breath Taking Towy Valley Views. Attention to Detail & Retaining Character and Charm. Viewing is Highly Recommended.



Capel Carmel, Llanfynydd, Carmarthen, Carmarthenshire. SA32 7UE.

£650,000

R/4831/NT

Breathtaking views and location with a superb chapel conversion that has truly transformed the building.

Retaining character and charm with vaulted ceilings, superb kitchen/ dining area with views to side.

Extended to offer 3 bedrooms all with an en suite, mezzanine floor and open plan living area with wood burner for the cosy nights in. Exposed A frames, wooden floors, exposed stone walls, arched top windows.

The property has had extensive refurbishment to give it the modern look. To cap it all is an adjoining paddock which is overlooked by the property. The property is a forever home offering versatile accommodation suitable for the modern family living or even multi generational living. The views include the Towy Valley, Black Mountains and Banau Brycheiniog and in a rural location with no near neighbours early viewing is highly recommended.



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Location

Situated in a rural country location close to a cluster of villages which include Capel Isaac, Llanfynydd 2 miles, Salem and Abergorlech. Llandeilo town is 7 miles approx with sheik shops, bars and eateries. The county town of Carmarthen is 12 miles approx with shops, University, hospital, Lyric theatre and cinema. Carmarthenshire is known as the Garden of Wales and this location truly does cover that aspect of the area.

Capel Carmel

The property has been transformed to offer modern living with a mix of character and charm of the old chapel. Under floor heating and double glazing. Exposed stone walls, wooden floors and vaulted ceilings are some of the features that have lovingly been kept within the transformation of the old chapel. Oil central heating under floor gives the property an excellent C rating for the energy certificate.

Reception Hallway

2.80m x 2.34m (9' 2" x 7' 8")

Attractive built in cupboard and cloaks area.

Patterned tiled floor with under floor heating. Ceiling downlighting and sprinkler system.



Shower Room

2.75m x 1.18m (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

9.54m x 5.56m (31' 4" x 18' 3")

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





Utility Room

1.9m x 1.32m (6' 3" x 4' 4")

Kitchen /

6.52m x 4m (21' 5" 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. Glazed door to side with views.



Mezzanine Floor

3.60m x 3.48m (11' 10" x 11' 5")

Part exposed stone wall. Ceiling downlighting and wall lights. Oak floor.





Main Bedroom

6.37m x 4m (20' 11" x 13' 1")

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



En Suite

2.44m x 2m (8' 0" x 6' 7")

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



Inner Hallway

3.43m x 2.86m (11' 3" x 9' 5")

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



Bedroom

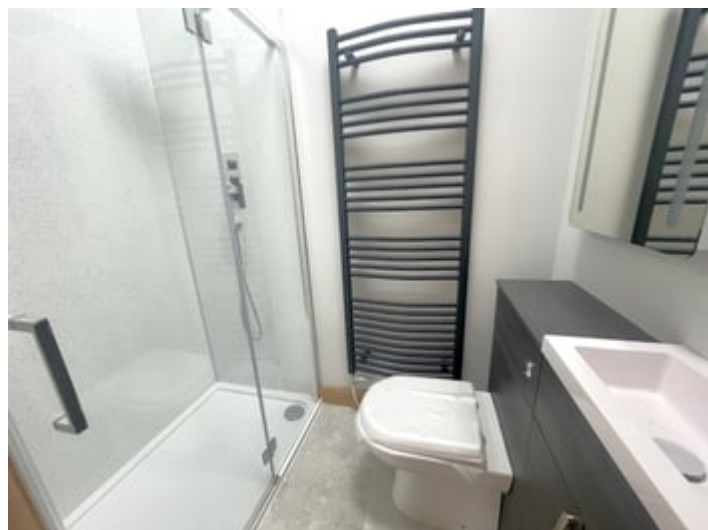
4.31m x 3.67m (14' 2" x 12' 0")

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



En Suite

2.69m x 1.92m (8' 10" x 6' 4")



Bedroom

4.32m x 3.67m (14' 2" x 12' 0")

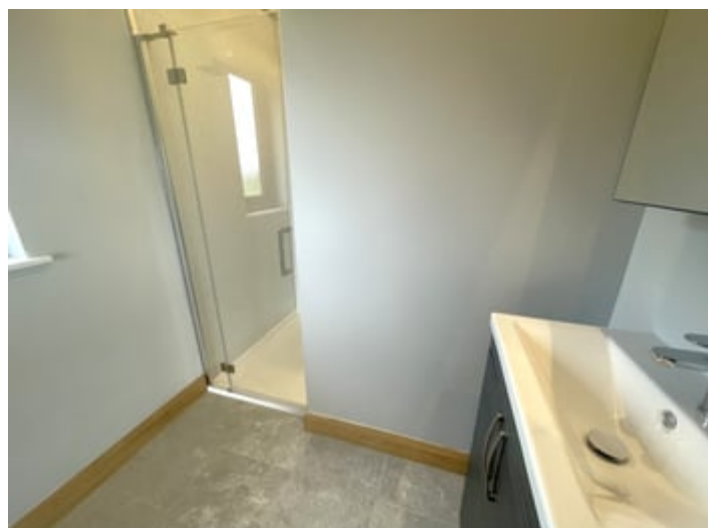
Vaulted beam ceiling. Door to side patio. Oak floor with under floor heating.



En Suite

1.93m x 1.17m (6' 4" x 3' 10")

Walk in glazed and panelled cubicle. Hand basin with chrome mixer tap. Low level WC. Ceiling skylight. Tiled floor. Towel heater.



Externally

The property is approached via a double wooden gated entrance with stone pillars to each side that leads into an spacious parking and turning area. Approval has been granted for a garage with the grounds. There is a large sandstone paved patio to the side of 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 and pony paddock area. the total .





Services

We have been informed by the current vendor that the property benefits from private water and drainage. Mains electric and oil central heating.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax Band

Council Tax Band to be confirmed.

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Traditional

EPC Rating: C (71)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No


The existence of any public or private right of way? No



Directions

Directions : From Carmarthen take the A 40 east towards Llandeilo, travel through Abergwili, Whitemill and Nantgaredig. In the village of Pontargothi having left it turn left towards Llanfynydd. After two miles take a split in the road to the right and carry on to the village of Llanfynydd. At the junction turn right and carry on for 1.5 miles and turn left posted Cwmdru / Abergorlech. Carry onto the next junction and turn left (Straight On). After half a mile turn left for Abergorlech and carry on up the hill going through a farm yard and after a short distance the property will be found on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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