

Prime location , Period Character Farm house with Superb Views of The Towy Valley & on the Edge Of Capel Dewi Village. Various Stone Range Outbuildings, 15 Acres approx.



Capel Isaf, Capel Dewi, Carmarthen, Carmarthenshire. SA32 8AD.

£675,000

A/5301/NT

An Imposing Period Farmhouse with views of the valley needing upgrading and modernization. Ideal for family occupation or to split into an annex. 2 Stone outbuildings ripe for conversion (STP). The land is mainly level adjoining and across the road from the house in the village of Capel Dewi. Approximately 15 Acres, with the option to buy up to 145 Acres.

Situated on the edge of Capel Dewi Village in the heart of the picturesque Towy Valley and only 5 miles from the county and Market Town of Carmarthen. Dual carriageway connection is 4 miles at the Botanic Gardens of Wales junction and the M4 is another 8 miles approx.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

Agents Comments House

A 4 Bedroom period farmhouse which is in need of renovation and modernisation but having an enviable location with superb views to rear. The property is unspoilt retaining a lot of character and charm with inglenook fireplace, plate racks, 3 reception rooms and 4 bedrooms to first floor. The property has previously had an annex to one side or equally suitable as a family residence. Two stone ranges which may be suitable to convert subject to planning consents. 15 acres approx of land.

Location

Situated on the edge of the popular village of Capel Dewi with a great community. 5 miles from the county and market town of Carmarthen which offers shopping facilities with national and traditional retailers, cinema, Lyric theater, leisure centre bus and rail stations. Llandeilo is 7 miles approx with its lovely Gin Bars and restaurants. National Botanic Gardens of Wales are 4 miles with Aberglasney Gardens 5 miles.

Utility

Sink unit with single drainer. Separate WC, Rear entrance door.

Kitchen/Breakfast Room

15' 0" x 15' 0" (4.57m x 4.57m)

Rayburn Royal Cooking Range. Double stainless Steel sink unit. Double glazed window to side and rear. Radiator and tiled floor.



Dining Room

15' 0" x 12' 5" (4.57m x 3.78m)

Plate rack and beamed ceiling. 2 Double glazed windows to front

Living Room

Woodburner inset to Inglenook fireplace. Staircase and door to

Conservatory

18' 2" x 7' 0" (5.54m x 2.13m)

Front outlook and door.

Sitting Room

19' 0" x 10' 6" (5.79m x 3.20m)

Beams. Radiator and window to front.

Annex Front Room

13' 0" x 11' 9" (3.96m x 3.58m)

Rayburn cooking range. Window to front.

Side Hallway

Sink unit with single drainer. Side door.

Landing

Window to rear. Doors to

Bedroom

19' 4" x 10' 9" (5.89m x 3.28m)

Feature fireplace with cast and tiled inset with wood surround and mantle. Window to front and rear.

Bedroom

11' 9" x 11' 10" (3.58m x 3.61m)

Double aspect to front and side. Airing cupboard.

Bathroom

Panelled bath shower and side screen over. Wash hand basin, WC and window to front.



Bedroom

11' 9" x 11' 10" Max. (3.58m x 3.61m)

Bedroom

7' 5" x 6' 4" (2.26m x 1.93m)

Double glazed window to front. Radiator.

Bedroom

8' 1"/15'1 max. x 16' 2" (2.46m x 4.93m)

Bathroom

Panelled bath shower and side screen over. Wash hand basin, WC, bidet and airing cupboard.



Land

The land amounts to 15 Acres approx. 5 Acres surrounding the property of yard, pony paddock and gardens. 10 acres approx. across the road with good pasture land and rough grazing and woodland mixture.

Tenure and possession

The property is Freehold and will be vacant on completion.

Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - D

Services

We are informed by the current vendor that the property benefits from mains water, mains electricity and private drainage.

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 Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.



For Identification Purposes Only


Directions

From Carmarthen travel on the old road out towards Police Headquarters, turn left For the B4300 towards Capel Dewi. Enter the village and the property entrance is the 1st on the left hand side opposite the garage.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or carmarthen@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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