



Derwen Deg Capel Isaac, Llandeilo, Carmarthenshire, SA19 7AD

Offers in the region of £365,000

An attractive Period Cottage set in lovely rural location a short distance from the village of Capel Isaac and within 3 miles of the pretty Country Market town of Llandeilo. The property stands in beautiful established grounds with detached office/garage block and commands fine views over surrounding farmland. The versatile accommodation has been the subject of much refurbishment where every attempt has been made to retain and enhance the many lovely features. It provides: Entrance Porch; Reception Hall/Music Room; Lounge with impressive Inglenook fireplace; Breakfast Room; Fitted Kitchen; Utility Room/Pantry; Ground floor Bedroom; Bathroom; 2 First floor Bedrooms and Bathroom. Double Glazing. Electric heating. Garage/Workshop and Office. Sweeping gravelled drive to delightful grounds with extensive lawned and paved patio. Herbaceous borders and specimen trees.

Viewing highly recommended

Capel Isaac, Llandeilo, SA19 7AD

ENTRANCE PORCH



BREAKFAST ROOM 10'6" x 10'4" (3.22m x 3.17m)



Stone effect floor. Storage heater

KITCHEN 14'0" x 7'3" (4.28m x 2.21m)



Twin Belfast sink unit with chrome mixer tap. Neff twin electric oven. Neff induction hob with extractor hood above. Dishwasher. Fitted range of base and wall cupboards. Wood block work surface. Fully tiled walls. Stone effect tiled floor. Ceilings down lighters. Undersurface heating.

ANOTHER ROOM ASPECT:

RECEPTION HALL/MUSIC ROOM 14'7" x 9'2" (4.45m x 2.81m)



Oak effect laminate floor. Staircase to first floor. 2 Storage heaters.

ANOTHER ROOM ASPECT



REAR HALL

UTILITY ROOM/WALK IN PANTRY

Fitted shelves

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SITTING AREA 10'9" x 6'10" (3.28m x 2.10m)

A FURTHER ROOM VIEW



Access to under stairs cupboard. Oak effect floor. Wall lights. Storage heater



INNER LOBBY

Built in Airing Cupboard housing insulated hot water cylinder.

LOUNGE 17'10" x 11'7" (5.45m x 3.55m)

BEDROOM 10'11" x 10'9" (3.34m x 3.28m)



Inglenook fireplace with exposed beam above. Oak effect floor. Bow window to side. French doors to front. Storage heater.



ANOTHER ROOM ASPECT

BATHROOM 8'1" x 7'5" (2.47m x 2.28m)



Panelled bath with shower above, tiled surround and screen.

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Hand basin with mixer tap. Low level W.C. wood effect floor. Plumbed for automatic washing machine. Chrome towel heater.

BATHROOM 8'0" x 6'6" (2.46m x 2.00m)

FIRST FLOOR

LANDING

BEDROOM 16' x 12' (4.88m' x 3.66m')

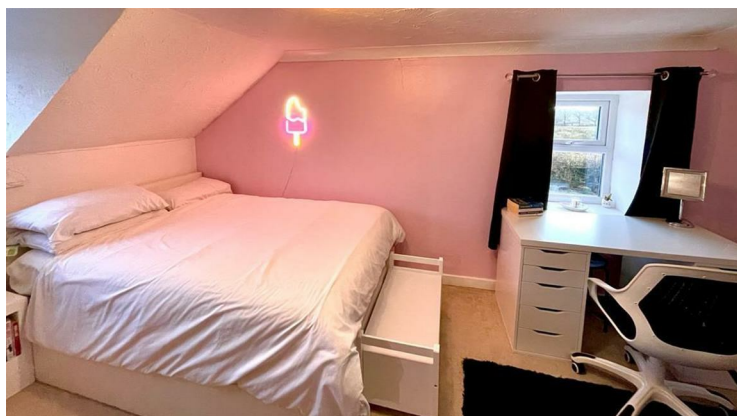


Dormer window to front.

ANOTHER ROOM ASPECT



BEDROOM 14'10" 8'7" (4.54m 2.63m)



Panelled bath with shower room. Twin hand basin on granite work-surface with mixer tap. Low level W. C. White enamel towel heater. Full tiled walls. Ceiling skylight. Laminate floor.

OUTSIDE



The property is approached by a gated entrance from the county road that leads into a spacious gravelled courtyard providing ample parking.

GARAGE

with double doors to front elevation

OFFICE/STUDIO 15'9" x 8'7" (4.81m x 2.63m)

French doors to side elevation. Wood effect tiled floor.

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STORE ROOM 7'3" x 6'6" (2.21m x 2.00m)

COUNCIL TAX

GROUNDS



The property stands in wonderful mature grounds with a large expanse of lawned garden and paved patio throughout which are established flower and herbaceous borders. Impressive native trees.

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.



We are advised that the property is in Band ' ' and that the liability for the year 2020/1 is £

EDUCATION

A wide range of state schools are to be found in Cwrt Henri, Llandeilo, Ffairfach and Carmarthen (Welsh secondary) - www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.co.uk)

SPORTING AND RECREATIONAL

There are wonderful opportunities for walking, riding mountain biking and cycling from the property. Hunting is with the Llandeilo Farmer's Hunt. The Rivers Towy and Cothi are noted for their salmon and sewin (sea trout) fishing. Llandeilo offers Rugby, Tennis and Bowls clubs. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the National Botanic Garden of Wales and the National Trust's Dinefwr Park and Castle all close by within the Towy Valley. The extensive Gower, Carmarthenshire and Pembrokeshire coastline are within an hour's drive.

LOCATION



Derwen Deg is situated in a lovely rural location a short distance from the hamlet of Capel Isaac. The cottage enjoys a slightly elevated location to take advantage of the wonderful surrounding scenery for which the area is renowned. It is

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approximately 3 miles from the A. 40 and 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 15 miles and the M.4 motorway can be joined at Pont Abraham.

DIRECTIONS



From Llandeilo the property is located by taking the A.40 towards Carmarthen for almost 3 miles. Take the right hand turning just after the Cottage Inn public house, proceed on this road towards Capel Isaac when the property will be found on the left hand side after approximately 1.5 miles.

VIEWING



By appointment with BJP

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP 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 IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential 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.


HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY & VALUATION

WEBSITE ADDRESS

Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: www.bjpco.com; www.rightmove.co.uk; www.zoopla.co.uk; www.primelocation.com or www.onthemarket.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	