

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **4 ACRE RESIDENTIAL SMALLHOLDING SET UP FOR EQUESTRIAN USE.**
- **MUCH SOUGHT AFTER AREA.**
- **2 BEDROOMED TRADITIONAL WELSH COTTAGE OF CHARACTER.**
- **1.5 MILES DOCTORS SURGERY AND PRIMARY SCHOOL AND A40 AT NANTGAREDIG.**
- **FIRST TIME ON THE MARKET IN 40 YEARS.**
- **NO FORWARD CHAIN.**
- **AMIDST BEAUTIFUL TOWY RIVER VALLEY.**
- **UP TO 7 STABLES AVAILABLE.**
- **CONVENIENT FOR CARMARTHEN, LLANDEILO AND CROSS HANDS.**

**Capel Bach,**  
Capel Dewi Road, Capel Dewi,  
Carmarthen SA32 8AY

**£450,000** OIRO  
FREEHOLD

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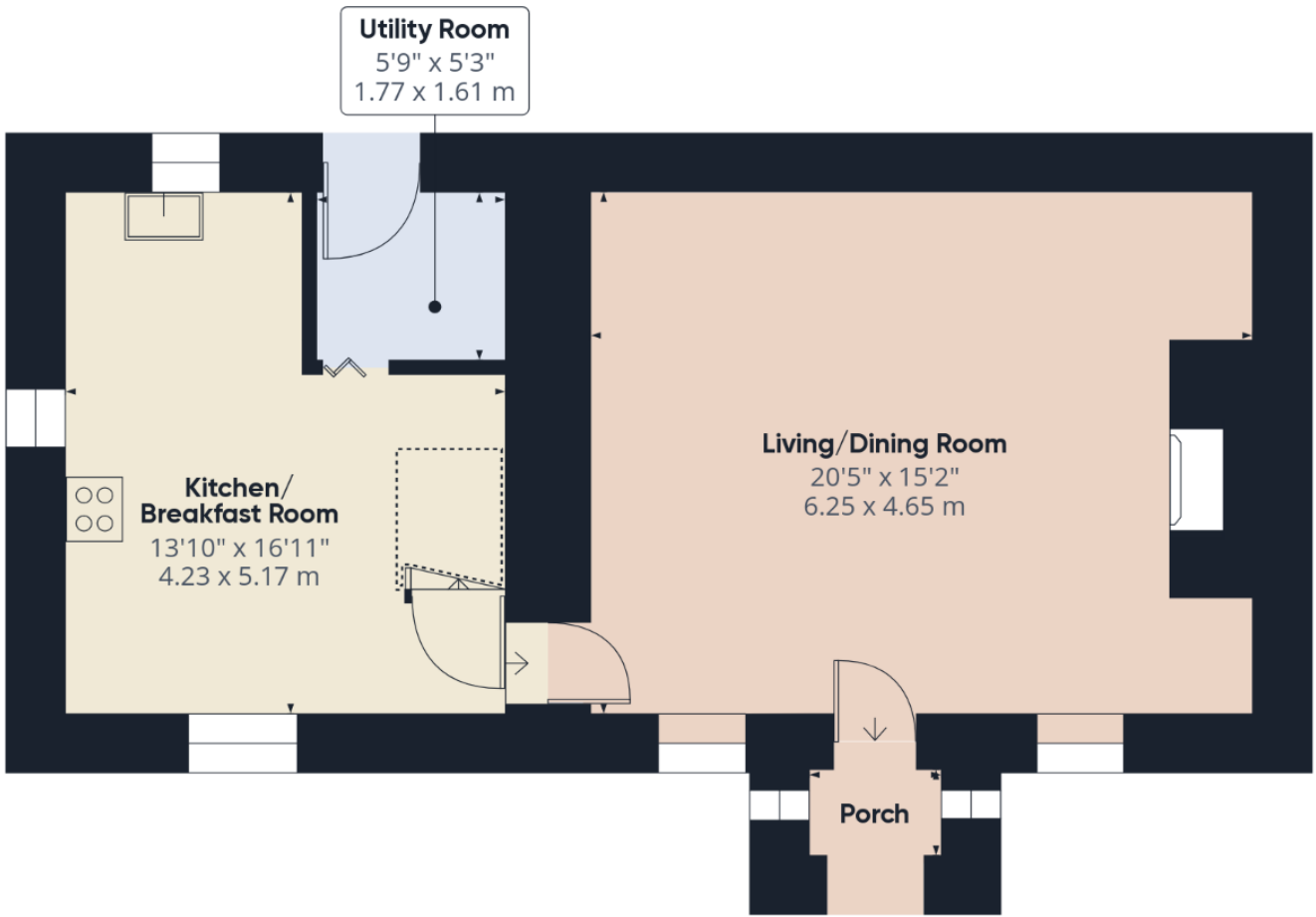
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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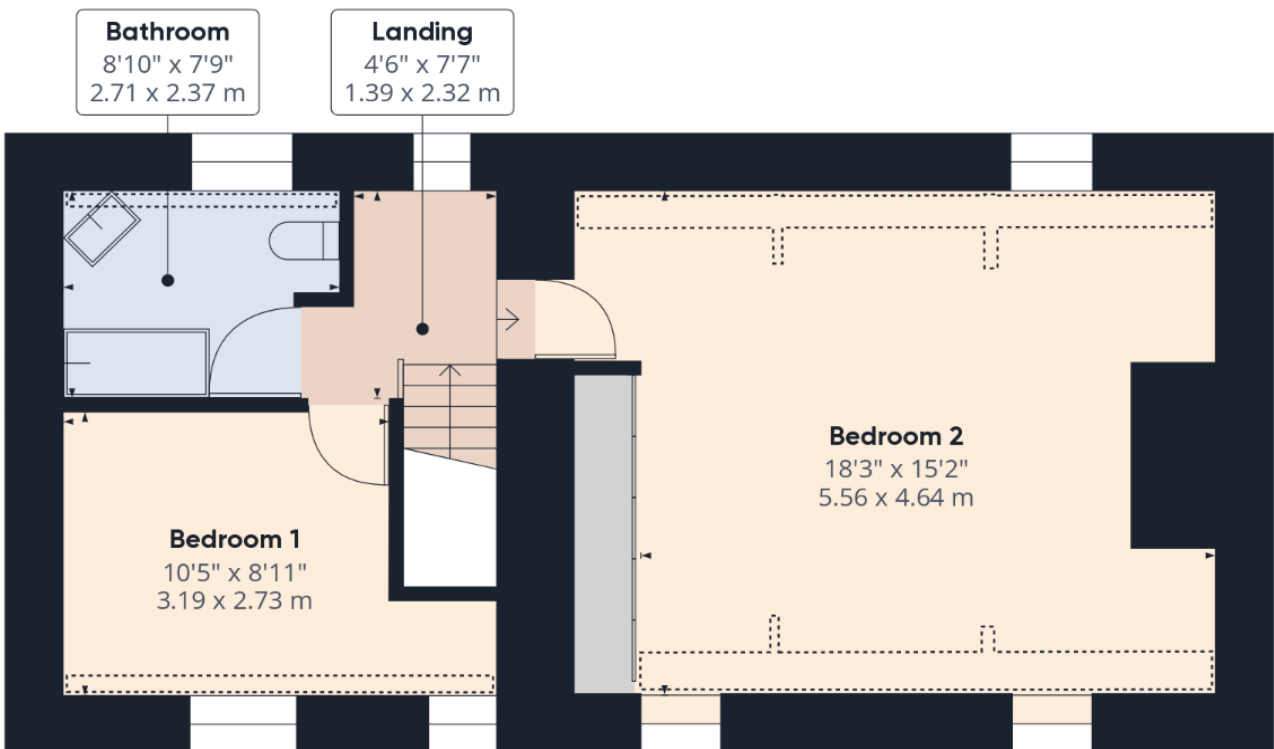
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The Property  
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



Ground Floor



Floor 1

A most conveniently situated **4 ACRE or thereabouts RESIDENTIAL SMALLHOLDING** set up for **equestrian use** situated enjoying a **private sunny south westerly aspect** enjoying frontage to the B4300 'Carmarthen to Llanarthne/Llandeilo Road' and comprising a period **2 BEDROOMED TRADITIONAL WELSH COTTAGE** that was originally built circa. 1811 and which was extended in the the 1960's affording **character accommodation** occupying large established mainly lawned gardens together with a **useful range of outbuildings adapted for equestrian purposes** incorporating upto **7 STABLES** together with an Exercise Yard, paddocks and field amounting to approximately 1.25 acres with in addition approximately **2 acres of mature woodland** all enjoying good road frontage to the B4300 'Capel Dewi Road'.

The property is located amidst the beautiful Towy River Valley with the homestead being set slightly back off and away from the B4300 'Capel Dewi Road' within **1.5 miles of the Doctors Surgery, Primary School and A40 trunk road at the popular village of Nantgaredig**, is within **2.5 miles of the National Botanical Garden of Wales**, is within **3.5 miles of the A48 dual carriageway at Porthyrhyd**, is within **5 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen**, is within **8 miles of the Business Park at Cross Hands**, is within **11 miles of the town of Llandeilo** and the property is located within **12 miles of the M4 Motorway at Pont Abraham**.

**FIRST TIME ON THE MARKET IN 40 YEARS. NO FORWARD CHAIN.**

**L.P. GAS C/H** with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS.**

**CAVITY WALL INSULATION PROVIDED TO THE EXTENSION IN 2007. PLASTIC FASICAS.**

**WEALTH OF CHARM AND CHARACTER INCLUDING EXPOSED BEAMS, EXPOSED STONE WALLS, EXPOSED INGLENOOK FIREPLACE etc.**

**ENTRANCE PORCH** with 2 single glazed windows. PVCu part opaque double glazed door to

**LIVING/DINING ROOM 20' 6" x 15' (6.24m x 4.57m) overall** with one wall of exposed stone. 3 Walls of colourwashed stone. Exposed beamed ceiling. 3 Radiators. 2 PVCu double glazed windows to fore. Inglenook style fireplace incorporating a 'Stovax 11' multi-fuel room heater on slate hearth with beam over and stone surround. Laminate flooring over a concreted floor to the remainder of the room. 4 Power points. Tv aerial cable. 2 Alcoves. Glazed door to

**FITTED KITCHEN/BREAKFAST ROOM 17' x 13' 11" (5.18m x 4.24m) overall** 'L' shaped with ceramic tiled floor. Triple aspect. 3 PVCu double glazed windows. 2 Radiators. Staircase to first floor. Understairs storage area. Painted exposed beams. Part tiled walls. 'Vaillant' L.P. gas fired c/h combi boiler. 12 Power points. Telephone point. Range of fitted base and eye level kitchen units incorporating a sink unit. 'Rangemaster 90' dual fuel (electric and L.P. gas) cooking range with canopied cooker hood. Folding door to

**UTILITY ROOM 5' 10" x 5' 4" (1.78m x 1.62m)** with decorative clad walls. Radiator. 2 Power points. Exposed painted beam. Ceramic tiled floor. Worksurface. 2 Wall units. PVCu opaque double glazed door to.

**REAR PORCH** timber framed.



## FIRST FLOOR

**LANDING** with PVCu double glazed window to rear. Part sloping ceiling. Radiator. 1 Power point. Access to loft space.

**FRONT BEDROOM 1 9' x 10' 5" (2.74m x 3.17m) ext. to 14'2" (4.32m)** with 2 PVCu double glazed windows. Part sloping ceiling. 1 Power point. Radiator.

**BATHROOM 8' 11" x 7' 9" (2.72m x 2.36m) overall** with radiator. Part sloping ceiling. PVCu opaque double glazed window. Vinyl floor covering. Fully tiled walls. 3 Piece suite in white comprising WC, wash hand basin and panelled bath with shower attachment, curtain, rail and shower screen.

**DOUBLE BEDROOM 2 20' 4" x 15' 3" (6.19m x 4.64m) overall formerly two rooms** with 3 power points. Double aspect. 3 PVCu double glazed windows. Exposed beamed pine T 'n' G boarded ceiling. Radiator. Fitted floor to ceiling wardrobes/cupboards. Access to loft space.

## EXTERNALLY

The property is approached via a short tarmacadamed entrance drive with grassed areas to either side that terminates at the homestead and which also gives access to the outbuildings. Front paved sun terrace. Concreted hardstanding/turning area. Side lawned garden with to the other side a large lawned garden that runs behind the outbuildings. Enclosed post and rail fenced lawned rear garden. **WELL. FORMER OUTSIDE WC. L.P. GAS STORAGE TANK. WOOD SHED.**

**OPEN FRONTED GARAGE 20' x 18' (6.09m x 5.48m)** with a **12' 8" (3.86m) ceiling height**. Concreted floor.

**THE OUTBUILDINGS HAVE BEEN ADAPTED FOR STABLING** have electricity connected and lie either side of a tarmacadamed yard with beyond a **CONCRETED EXERCISE YARD** and comprise: -

**STABLE No 1 11' 3" x 8' 7" (3.43m x 2.61m)** with hay rack

**STABLE No 2 11' x 8' (3.35m x 2.44m)**

**STABLE No 3 11' 4" x 7' 4" (3.45m x 2.23m)** presently utilised as a fuel store

**STABLE No 4 18' x 11' 8" (5.48m x 3.55m)**

**STABLE No 5 17' 4" x 7' 6" (5.28m x 2.28m)**

**ON THE OPPOSITE SIDE OF THIS SMALL TARMACACAMED YARD LIE: -**

**TACK ROOM/FEED STORE 17' 8" x 6' 11" (5.38m x 2.11m)**

**STABLE 17' 3" x 15' 8" (5.25m x 4.77m)** divided in to **2 stables**.



**LOOSE HOUSING SHED 19' 8" x 14' 4" (5.99m x 4.37m) overall**

**LEAN-TO OPEN FRONTED SHELTER** that fronts on to the concreted exercise yard.

**STORAGE CONTAINER**

**C.I. STORE SHED**

**THE LAND**

The property amounts in all to approximately 4 acres or thereabouts that incorporates the homestead together with a small paddock between the entrance drive and neighbouring property and two fields that enjoys frontage to the Council maintained road. In addition there is a 2 acre approx. mature wood.



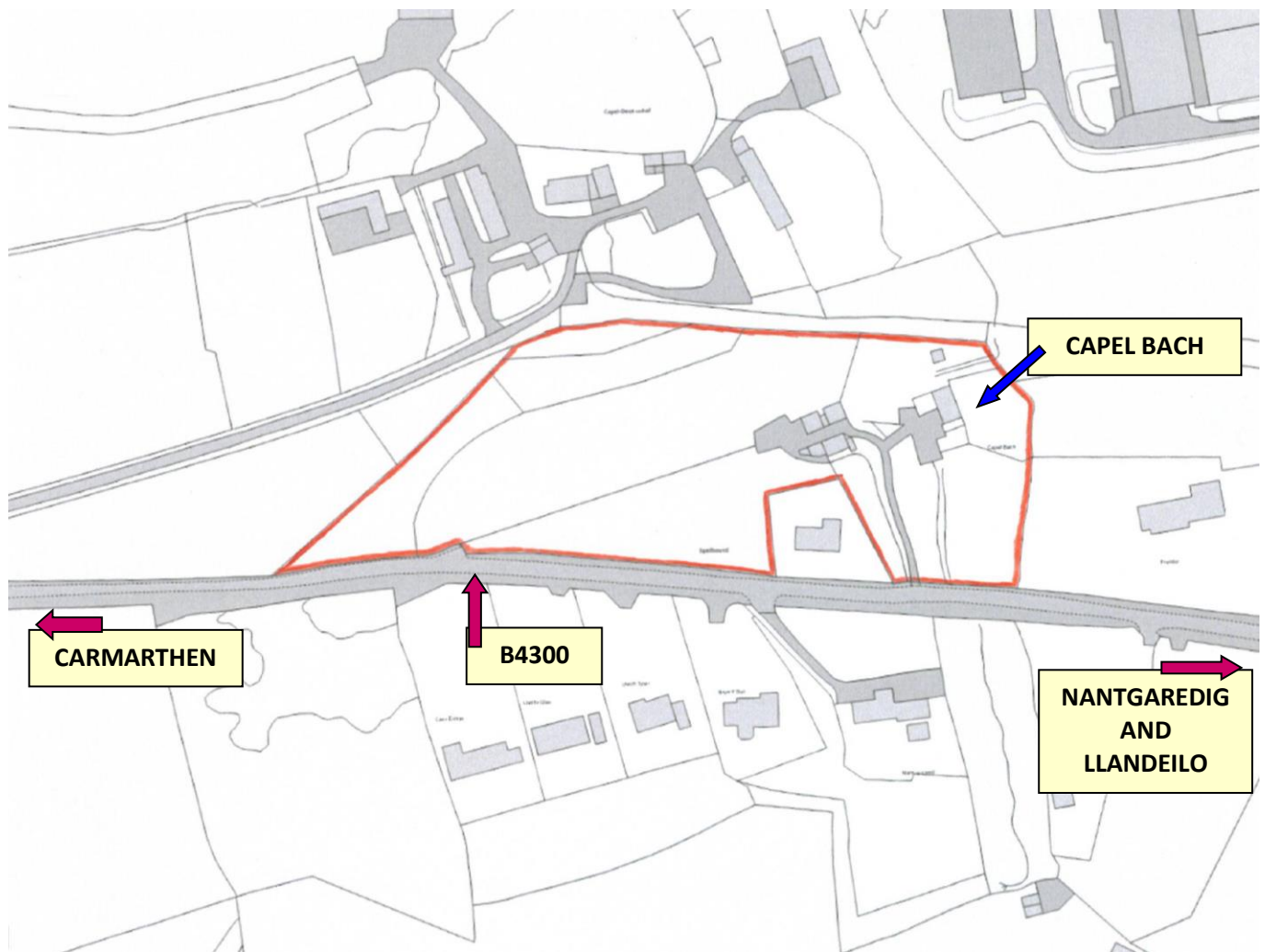






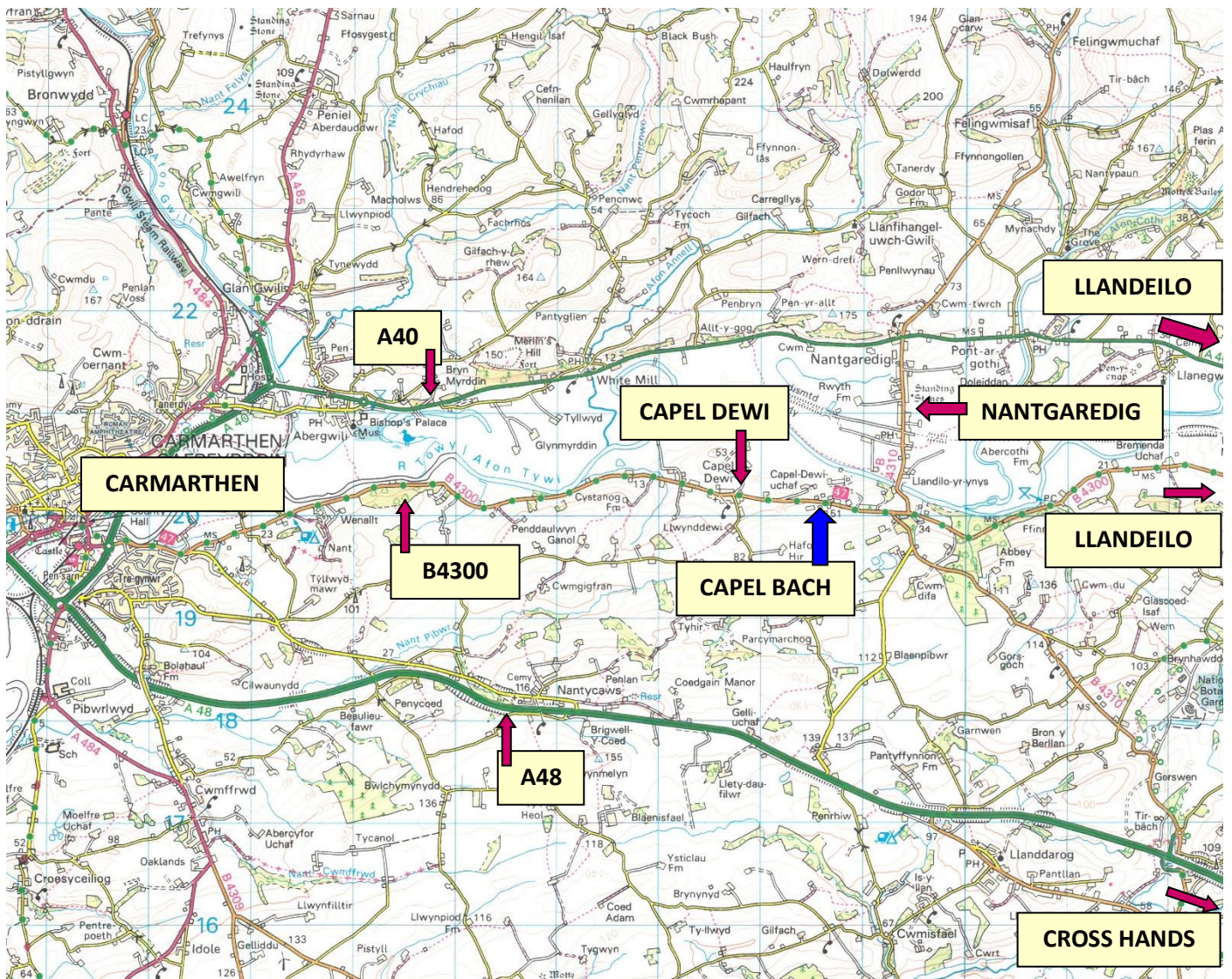






**THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY**

**DIRECTIONS:** - From **Carmarthen** travel over Towy bridge and **turn left at the roundabout just after the petrol filling station.** Travel **straight across** the next roundabout heading towards the Dyfed/Powys Police Headquarters **passing** the Carmarthen Decorating Centre and **turn next left** onto '**Capel Dewi Road**' (B4300) - **signposted Capel Dewi/Llanarthne.** Continue along 'Capel Dewi Road' **past** the turning for 'Brynglas Crescent' travelling out into the countryside and **through the village of Capel Dewi.** As you leave the village of Capel Dewi travel **past** the '**ridden horses road sign**' and the turning for the property known as 'Capel Dewi Uchaf' and the **entrance to the property will be found a further quarter of a mile** along on the **left hand side just after** and adjacent to the property known as 'Cysgod y Dderwen' that has a **painted white boundary wall.** The entrance can be identified by a green C.I. shed just beyond the entrance gate.



**ENERGY EFFICIENCY RATING:** - F(32).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 5021-2445-0827-2003-0403.

**SERVICES:** - Mains electricity and water (metered). Private drainage. Telephone subject to B.T. Regs.

**COUNCIL TAX:** – BAND E. 2024/25 = £2,437.49p. **Oral enquiry only.**

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

21.04.2024 - REF: 6793