

Ref: 0ebe63

Ebenezer Chapel, Llansadwrn, Carmarthenshire, SA19 8HH

**Grade II Listed Chapel and Adjoining Chapel House Conversion,
providing an Impressive 4/5 Bedroomed Semi-Rural
Capacious Home of Enormous Character.
Scenic Country Village Setting with Far Reaching Towy Valley Views.**
Llangadog village 3 miles, Llandeilo 7½ miles, Llandovery 6½ miles, Carmarthen 21 miles



We are informed that Ebenezer Chapel has origins dating back to c.1830 and was rebuilt around 1874, being of stone construction with a slate roof and a variety of Romanesque style arched windows and an arched entrance. This tall, imposing property has now been sympathetically and tastefully converted, along with the adjoining chapel house, to provide a notable family residence of great character with spacious, versatile accommodation and a Grade II Listing for its architectural interest. The property enjoys lovely views across the village, fields and Towy Valley countryside to the hills of the Black Mountain in the Brecon Beacons National Park. (EER: E)

Accommodation – Ground Floor: Entrance Vestibule, Cloakroom, large Living Room, Store Room, Kitchen/Dining Room, Bedroom 5/Sitting Room with Adjoining Shower Room. First Floor: Feature Landing, 4 Double Bedrooms, Bathroom.

Externally – A whitewashed stone outbuilding (former stables) adjoins the chapel house to one side and is used as a Boiler Room/Workshop. There is a garden with parking area and a further stone wall enclosed garden.

Locality – The popular village of Llansadwrn is surrounded by a patchwork of pasture fields and farmland and overlooks the picturesque Towy Valley. The village has a pub, primary school, medieval church, bus service, and easy access to the A40 road (one mile) for quick travel to the traditional old market towns of Llandeilo and Llandovery, providing essential amenities and secondary education (including a public school in Llandovery). The A48/M4-link road is 17 miles away at Cross Hands, and Carmarthen is 21 miles distant with excellent shopping, multi-screen cinema, general hospital and main line railway station. Numerous visitor attractions are within easy travelling distance, and the coast is within an hour's drive.

Price Guide: £295,000

THE ACCOMMODATION:

The residence has oil-fired central heating.

Ground Floor –

- ENTRANCE VESTIBULE:** Beautiful solid wood arched entrance door with a circular window on each side leading into the Entrance Vestibule, with matching twin staircases leading up to the first floor, two doors leading into the main Living Room and an internal window into the Living Room.
- LIVING ROOM;** 37' max. x 34'3". Exposed floorboards, some original feature wood panelling, six windows to each side of the room, exposed stone chimney breast and fireplace housing a cast-iron wood-burning stove on a slate hearth with timber mantel over, door to the Cloakroom, door to a Store Room, and door through to the Kitchen/Dining Room.
- CLOAKROOM:** 7'2" x 6'1". Pedestal wash hand basin with tiled splashback and close coupled W.C., exposed floorboards, partial original wood panelling.
- STORE ROOM:** 7'3" max. x 6'6". Exposed floorboards.
- KITCHEN/DINING ROOM:** 27'2" x 20'1". Vaulted ceiling with exposed A-frames and purlins, three beautiful windows with two to the rear and one to the side, exposed floorboards, range of shaker-style wall and base units with beech wood-effect work surfaces, 1½ bowl ceramic sink unit with mixer tap, built-in Electrolux electric oven and four-ring electric hob, space for refrigerator, solid fuel Rayburn range, painted original wood panelling to some walls, built-in larder cupboard, door to the Inner Lobby, external door to the side courtyard.
- INNER LOBBY:** With small staircase leading up to Bedroom 5/Sitting Room and external door to the side courtyard.
- BEDROOM 5/
SITTING ROOM:** 13'5" x 13'. Exposed stone walls, exposed A-frames and purlins, fireplace with a cast-iron multi-fuel stove on a slate hearth, dual aspect with sash window to the front and window to the side, and door into an adjoining Shower Room.
- EN SUITE
SHOWER ROOM:** 7'3" x 5'4". White suite comprising pedestal wash hand basin, close coupled W.C. and fully tiled shower enclosure, exposed floorboards, partially exposed purlins, Velux roof light to the rear, extractor fan.

First Floor –

- FEATURE LANDING:** 34'1" x 10'2" max. Dual matching staircases from the Entrance Vestibule lead up to the impressive first floor landing, with three feature windows to the front and on both sides, exposed floorboards, opening through to the Inner Landing.
- INNER LANDING:** 16'3" x 9'10". Exposed floorboards, doors leading off to four bedrooms and bathroom.
- BEDROOM 1:** 14'4" x 11'7". Exposed floorboards, built-in cupboard, two windows to the side aspect.
- BEDROOM 2:** 16'9" x 12'9". Exposed floorboards, window to the rear and window to the side.
- BEDROOM 3:** 16'10" x 10'. Exposed floorboards, windows to the side and rear aspects.
- BEDROOM 4:** 11'8" x 10'2". Exposed floorboards, built-in cupboard, window to the side.
- BATHROOM:** 11'8" x 6'6". White suite comprising bath, pedestal wash hand basin, and close coupled W.C., extractor fan, exposed floorboards, window to the side aspect.

EXTERNALLY:

THE APPROACH:

The property is approached along a no-through track that leads off the country road that runs through the village of Llansadwrn. The property has an attractive gated entrance into the front parking area.

GARDENS:

There is a small lawn by the front parking area and a further walled garden area beyond, which is mainly lawned and has separate access to the approach track.

STONE OUTBUILDING – WORKSHOP & BOILER ROOM:

20'5" x 13'2" max. Stone outbuilding (former stables) adjoining the chapel house to one side, presently providing a Workshop and Boiler Room housing the Grant oil-fired boiler serving the central heating and hot water system.

LOCALITY:

The area is served by a network of country lanes. Access to the A40 trunk road is about 1¼ miles southerly, providing a route across south-west Wales and also into England. The A48/M4-link road is 17 miles away at Cross Hands.

Llansadwrn village has a village pub, primary school, bus service, an ancient church dedicated to Saint Sadwrn and a Grade II* listed Baptist chapel on the outskirts. The community enjoys a lovely setting with views across the Towy Valley to the Black Mountain and Brecon Beacons.

Llanwrda village is 2 miles easterly, standing near the junction of the A40 and A482 roads, with a convenience store/post office with taxi service, a primary school, public house, and village hall. Llanwrda's small railway station is about half a mile past the village, on the scenic Heart of Wales line that runs from Swansea to Shrewsbury over 121 miles through beautiful countryside.

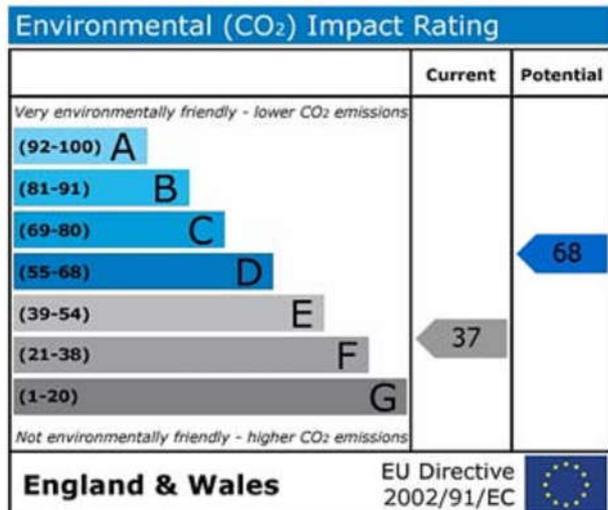
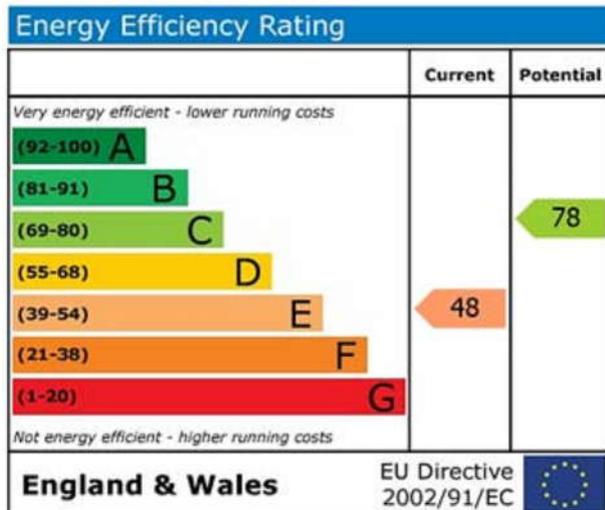
Llangadog is 3 miles southerly, a bustling and charming old droving and market village near the Brecon Beacons National Park, with good local amenities including a primary school, doctor's surgery, several shops and businesses, pubs with restaurants, places of worship, and a small Heart of Wales railway station on the outskirts.

Llandeilo is 7½ miles south-west and Llandovery 6½ miles north-east, attractive and popular market towns, both accessed via the A40 and both providing essential small town amenities including primary and secondary education. There is a well known public school in Llandovery (Llandovery College). Both these Towy Valley towns have an old world charm with interesting architecture, medieval castle ruins, and access into the diverse landscapes of the Brecon Beacons National Park. Both also have Heart of Wales stations.

The ancient county town and commercial centre of Carmarthen is about 21 miles south-westerly with an excellent shopping centre, multi-screen cinema, general hospital, university college, and main line railway station. The National Botanic Garden of Wales is on the outskirts.

The region is rich in beauty and wildlife, with opportunities for walking, cycling, fishing (with permits), golf, etc. and there are numerous visitor attractions are within easy travelling distance including romantic castle ruins, parks and gardens. The magnificent Welsh coast is within an hour's drive.

ENERGY PERFORMANCE:



SERVICES:

We understand that the property is connected to mains water, mains electricity, and mains drainage. Oil-fired central heating. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

Council Tax Band - **to be advised**
(Carmarthenshire County Council)

FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

By appointment with PROFILE HOMES



Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com

NOTES:

PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

PROFILE HOMES

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