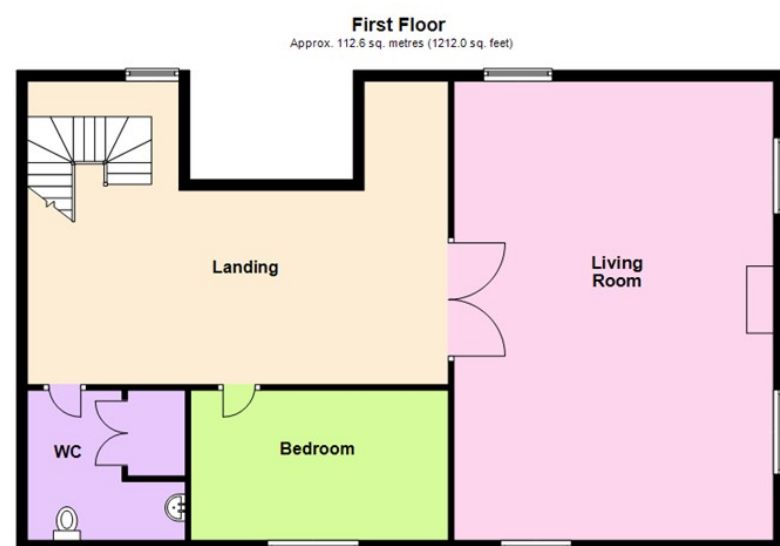
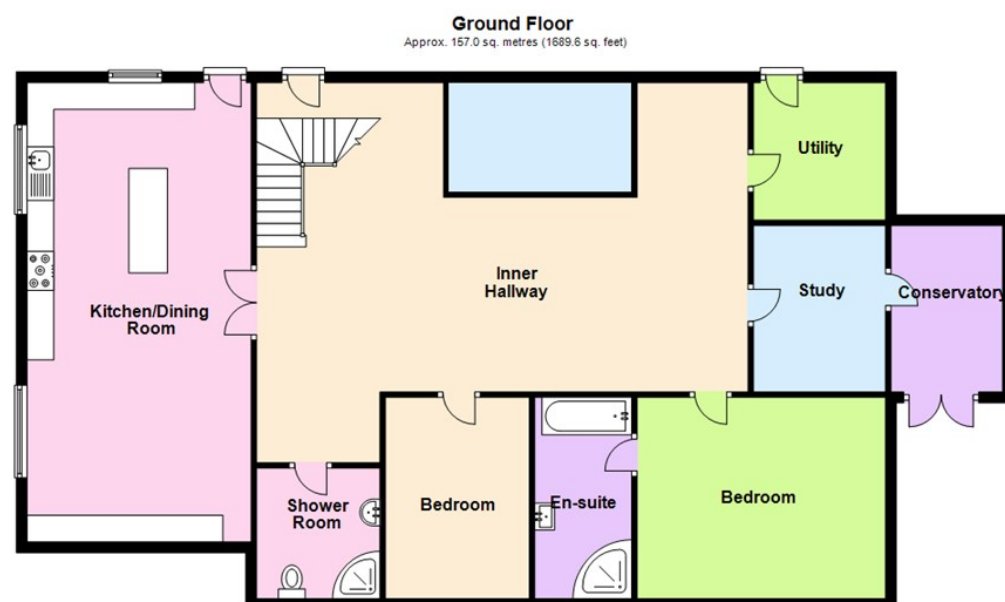




Total area: approx. 269.6 sq. metres (2901.6 sq. feet)

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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**The Old Chapel Capel Dewi, Carmarthen, Carmarthenshire, SA32 8AD**

- DETACHED CONVERTED CHAPEL
- 3 BEDROOMS
- CLOSE TO CARMARTHEN TOWN
- DETACHED GARAGE
- EN-SUITE BATHROOM, SHOWER ROOM AND WC
- BEAUTIFULLY PRESENTED
- 28' KITCHEN DINER
- OFF ROAD PARKING
- ORIGINAL CHARACTER FEATURES
- EPC RATING C

**Offers In Excess Of £350,000**



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Telephone: 01267 236655

**We Say...**

This beautifully presented Grade II detached house was once the Chapel of Capel Dewi dating back to the 1800's, which is situated just outside of Carmarthen. The current owner completed the conversion around 2005 and was awarded a Rural Wales Award for the care of the local environment.

The character home maintains many original and character features including the original Pulpit. The accommodation briefly comprises, a kitchen/dining room fitted with a range of modern units and island, step down into the inner hall area where the Pulpit is situated, and you will find the study leading onto a conservatory, utility room, two double bedrooms, one with ensuite and a separate shower room. Upstairs there is a mezzanine floor that allows you to look down at the Pulpit, whilst also enjoying the wooden beams and exposed ceiling trusses. The living room is situated on this floor and is partitioned off by a wall of windows and glass doors and incorporates a wood-burning fire with dual aspect windows. The third bedroom is also on this floor with a separate WC. The property benefits from oil central heating and had a new boiler installed in 2021.

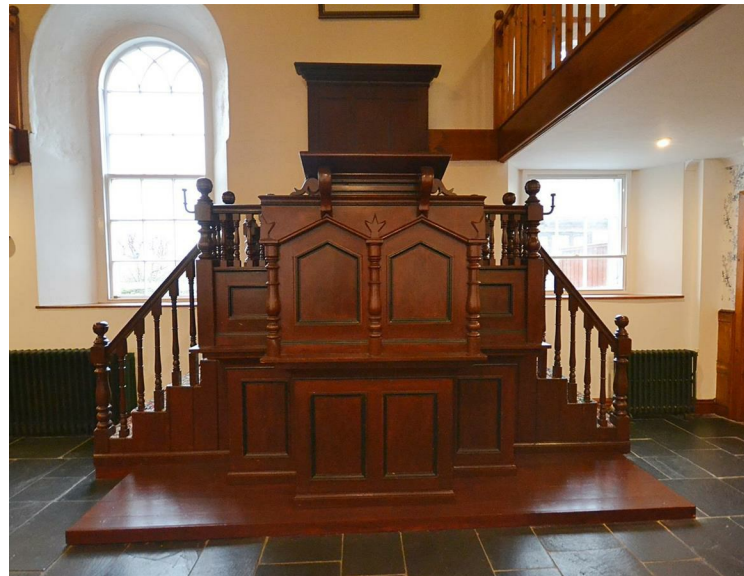
Externally the chapel benefits from off-road parking for multiple vehicles as well as a detached garage. To the rear of the Chapel is a lawned garden, patio seating area, summer house, shed and pond.

Viewing is essential to fully appreciate what The Old Chapel has to offer.



**Location**

The property is situated in the sought-after Towy Valley, within six miles of the County town of Carmarthen with its amenities, County Hospital and Schools, and within just four miles from popular Llanarthne put on the map by 'Wrights Food Emporium'. The property is also in easy range of the town of Llandeilo, with its independent shops, gin bar and hotels. For commuters, Capel Dewi is just a short distance from the A48 and M4, allowing you the best of both worlds.



DIRECTIONS

From our office in Carmarthen follow Lammas Street to Morfa Lane/B4312, drive to B4300 in Capel Dewi. You will pass the garage on your hand side and the chapel is located a few properties down on the right hand side.

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band 'F'

We would respectfully ask you to call our office before you view this property internally or externally

CFP/CFP/0322/OK E.J.L

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AERIAL VIEW



INNER HALL AREA

18'11"(max)x30'1"(max)

KITCHEN/DINING ROOM

28'1" x 13'8"

STUDY

7'10" x 8'9"

CONSERVATORY

6'10" x 9'3"

BEDROOM

12'0" x 15'6"

EN-SUITE

5'10" x 12'0"

BEDROOM

12'2" x 8'11"

SHOWER ROOM

8'0" x 6'9"

UTILITY

7'4" x 5'5"

LANDING

23'5" x 17'0"(max)

LIVING ROOM

15'7" x 25'11"

BEDROOM

8'7" x 14'4"

WC

8'11" x 7'1"



