



Caerau Farm , Trapp, Llandeilo, SA19 6TP

Offers in the region of £875,000

We are delighted to offer for sale this beautifully situated property with 2 separate dwellings, approximately 29 acres of land with stables and outbuildings and lovely views of Carreg Cennen Castle. The main house comprises entrance hall, lounge, sitting room, kitchen, utility room, cloakroom and laundry, 4 bedrooms (one with dressing room) and bathroom.

The cottage comprises open plan kitchen/living area, snug, bathroom and 2 bedrooms.

The properties benefit from part uPVC double glazing, oil central heating (both fed from main house), private water supply and private drainage.

The land is all fenced and in total amounts to 29 acres or thereabouts of mainly grazing land and some woodland, timber stables, store sheds and barn. Viewing is highly recommended.

Main House

Ground Floor

uPVC double glazed entrance door to

Entrance Hall



Stairs to first floor, stone floor, feature stone wall, radiator, under stairs storage and uPVC double glazed French doors to the rear.

Lounge

16'1" x 22'8" (4.91 x 6.93)



Feature inglenook style fireplace with multi fuel fire, 2 x radiators and uPVC window and door to front.

Sitting Room

15'7" x 16'2" (4.76 x 4.94)



Fireplace with multi fuel fire, radiator, wall lights and downlights, 2 x uPVC double glazed windows to front.

Kitchen

6'11" x 24'10" (2.11 x 7.58)



With Rayburn, range of base and wall units, single drainer sink unit with mixer taps, 4 ring gas hob, built in double oven, plumbing for automatic dishwasher, part tongue and groove walls, radiator, tiled floor and wood sash window to side and rear.

Utility

9'0" x 6'2" (2.76 x 1.89)



Range of base units, single drainer sink unit, plumbing for automatic washing machine, tiled floor, heated towel rail, and 2 x wood windows to side.

Downstairs W/C

3'1" x 6'0" (0.94 x 1.83)



Low level flush W/C, tiled floor and extractor fan.

Laundry

5'6" x 5'2" (1.69 x 1.59)

with tiled floor and wooden window to front.

Rear Hall

6'2" x 6'11" (1.90 x 2.11)

Tiled floor, radiator and wood door to rear.

First Floor

Landing

Part tongue and groove walls, hatch to roof space, vaulted and beamed ceiling and uPVC double glazed window to rear.

Bedroom 1

16'2" x 8'8" (4.94 x 2.65)



Coved ceiling, radiator, uPVC double glazed window to front and arch to

Dressing Room

12'5" x 9'4" (3.8 x 2.86)



with built in cupboards, radiator, hatch to roof space, down lights, uPVC double glazing window to front.

Bedroom 2

15'1" x 13'0" (4.61 x 3.97)



Vaulted and beamed ceiling, radiator, 2 built in cupboards and uPVC double glazed window to side and velux window to rear.

Bedroom 3

12'6" x 12'6" (3.83 x 3.82)



Vaulted and beamed ceiling and downlights, radiator and uPVC double glazed window to rear and wood window to side.

Dressing area

6'11" x 14'2" (2.13 x 4.33)



with Velux window to rear.

Bedroom 4

6'10" x 10'4" (2.09 x 3.16)



with sloping head room, radiator, wood window to side and Velux window to rear.

Bathroom

5'8" x 14'5" to 9'3" x 5'6" (1.73 x 4.40 to 2.83 x 1.70)



Low level flush W/C, vanity wash hand

basin with cupboards under, panelled bath with electric shower over, part tiled walls, tiled floor, extractor fan, 2 x heated towel rails, vaulted and beamed ceiling with hatch to roof space, wood window to rear.

Separate Detached Cottage

uPVC double glazed door to

Open plan Kitchen/Lounge

14'8" x 19'3" (4.48 x 5.87)



Stairs to first floor, range of base and wall units, stainless steel single drainer sink unit with mono bloc tap, electric cooker point, plumbing for automatic washing machine, part tiled walls and stone walls, wood floor, radiator, beamed ceiling, 2 x uPVC double glazed windows to front and wood window to rear.

Snug

9'2" x 9'5" (2.80 x 2.88)

With wood floor, radiator, 2 x wall lights and uPVC double glazed door to front.

Downstairs Bathroom

5'1" x 12'4" (1.57 x 3.77)



Low level flush W/C, vanity wash hand basin with cupboard under housing hot water heater, shower cubicle with electric shower, part tongue and groove walls, tiled floor, tongue and groove ceiling, extractor fan, shaver point, built in cupboard, radiator and wood window to rear.

Inner Hall

Understairs cupboard.

First Floor

Bedroom 1

13'8" x 18'9" (4.19 x 5.73)



Wood floor, vaulted and beamed ceiling, radiator, 2 x built in cupboards and Velux window to front and wooden window to side.

Bedroom 2

13'8" x 9'11" (4.19 x 3.03)



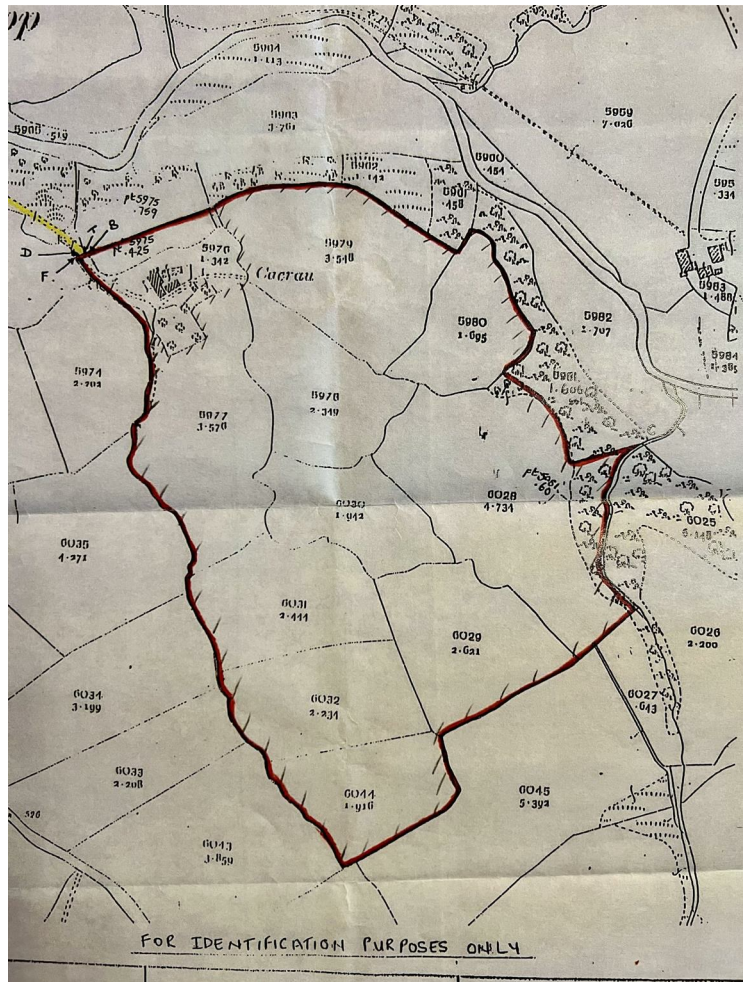
Vaulted and beamed ceiling, wood floor, built in cupboard, radiator and 2 x Velux windows to the front.

Outside



The property is approached over a private lane, there is a right of access over the first part of the lane and then through the gate onto the property. Large corrugated zinc store shed, brick built store with pump for bore hole, large wood shed, stone pig sty, orchard, 2 wooden stables, glass house, further timber stable and timber pig sty, Large open barn with fine views of the castle. Approximately 29 acres laid mainly to grazing (all fenced). There is a small field which is classed as a Site of Special Scientific Interest due to rare orchids. There is a section of woodland in the centre of the land and a pond.

Plan



Council Tax

Band F.

Services for both properties

Mains electric, private water and drainage.

Note

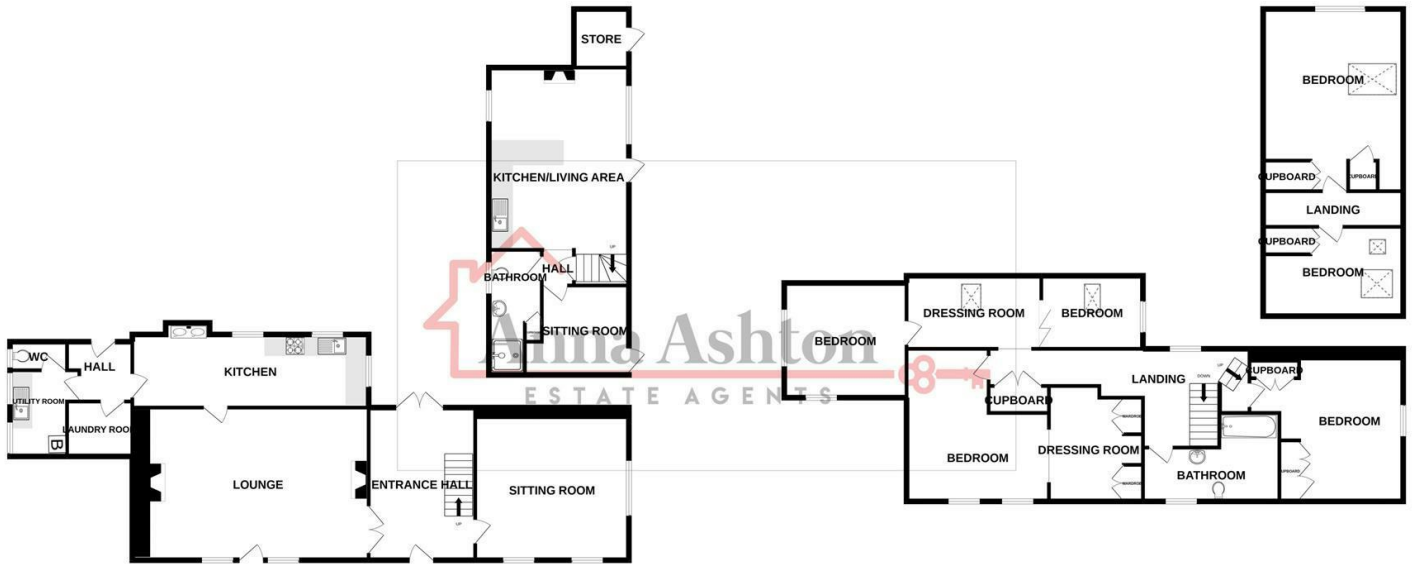
All photographs are taken with a wide angle lens.

Directions

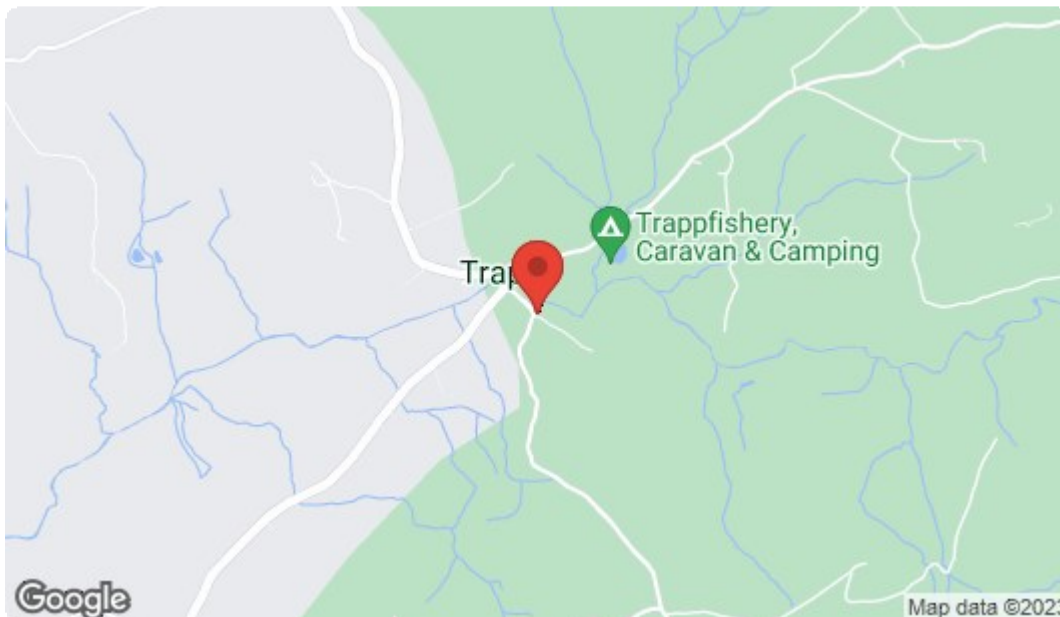
Leave Ammanford on High Street then turn third left into Wernddu Road. Follow the road for approximately 3 miles through Llandyfan. Turn left signposted to Carreg Cennen Castle. When you reach the junction with the Cennen Arms on the right, turn right. Turn first left, between 2 properties, onto the lane leading to Caerau farm. There is a for sale board on the entrance.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.