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**Brodirion  
Capel Isaac  
Llandeilo  
Carmarthenshire SA19 7TG**

Price **Guide £565,000**



- Imposing and Spacious Detached 4/5 Bedroom House
- Standing in just over Two Acres of Land
- 4 Double Bedrooms. 3 with En-Suite Facilities
- Useful Stone Outbuilding With Potential For Conversion (Subject To The Necessary Planning)
- Games Room
- Quiet Location With Scenic Views
- 4 Miles From The Popular Town Of Llandeilo
- EPC: Pending



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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#### General Description

A substantial and well located country holding approximately 4 miles from Llandeilo Town offering 4/5 bedroom spacious accomodation with just over 2 acres. VIEWING IS HIGHLY RECOMMENDED.

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## Capel Isaac, Llandeilo, Carmarthenshire.

### Property Description

Brodiron an attractive country holding comprising a 4/5 bedroom house with spacious accommodation, former cowshed/workshop and just over two acres of land. The property is of conventional construction under a slated roof. The former cowshed has great potential for further accommodation subject to the necessary planning consent.

The property is located just 4 miles from Llandeilo which offers a wide and varied range of amenities to include a cafes, shops, restuarnts and schools. Centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. Leisure amenities are available within the town of Llandeilo to include Tennis Courts, playing fields, Penlan Park, Dynevor Park with its Historic Castle, nature walks and wildlife reserve.

The area is a well known tourist destination with popular attractions of Dinefwr, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and the Botanical Gardens at Llanarthney.

The accommodation comprises entrance hall, living room, lounge/ dining room, kitchen/ breakfast room, study, utility, 4 double bedrooms with 3 having en-suite shower rooms, games room/bedroom 5 and family bathroom. CTRFP

#### Entrance Vestibule

With tiled floor and wall lights.

#### Entrance Hall

With tiled floor, radiator, coved ceiling, telephone point and open balustrade staircase to first floor..

#### Living Room (13' 1" x 14' 0") or (3.99m x 4.27m)

With laminate floor, coved ceiling, double glazed hard wood window to front, radiator, TV point.

#### Lounge/Dining Room (19' 10" Max x 21' 9") or (6.04m Max x 6.64m)

With two radiators, coved ceiling, double glazed hard wood window to rear and patio doors. TV point, LPG gas fire with stone surround and wall lights.

#### Cloak Room (6' 0" x 3' 10") or (1.84m x 1.18m)

Tiled floor, radiator, low level WC, wash hand basin, pull switch and double glazed hard wood window.

### Inner Hallway

With tiled floor, coved ceiling and door into garage.

#### Study (11' 11" x 9' 6") or (3.64m x 2.89m)

With coved ceiling, hard wood double glazed window to front and radiator.

#### Kitchen / Breakfast Room (18' 5" x 9' 9") or (5.61m x 2.96m)

Max 4.96.

With a range of wall, base and drawer units with fitted worktops and splash back. Bowl and half sink unit with drainer and mixer tap, two hardwood double glazed windows to rear. TV point, tiled floor and space for cooker with extractor hood over. Radiator.

#### Utility Room (6' 4" x 9' 3") or (1.94m x 2.83m)

Tiled floor, wall, base and drawer units. Plumbing for washing machine, stainless steel sink and drainer with mixer tap. Double glazed hardwood window and door to rear. Appliance space and radiator.

### First Floor

#### Landing

Open balustrade, coved ceiling and double glazed hard wood window to rear with views.

#### Family Bathroom (8' 3" x 11' 2") or (2.51m x 3.40m)

Tiled floor and fully tiled walls. Heated towel rail, double glazed hard wood window to rear, Jacuzzi corner shower with rainfall shower head and hand held attachment. Built in vanity unit with built in low level WC and wash hand basin. Wall cupboards, pull switch, bath with mixer tap and hand held attachment.

#### Bedroom 1 (15' 2" x 9' 8") or (4.62m x 2.95m)

Radiator, double glazed hard wood window to rear with views. Coved ceiling and laminate floor.

#### Bedroom 2 (11' 10" x 9' 6") or (3.60m x 2.90m)

With laminate floor, radiator, double glazed hard wood window to front and TV point.

#### En-Suite (9' 6" x 7' 0") or (2.89m x 2.14m)

Part tiled walls, radiator, double glazed hard wood window to front, pedestal wash hand basin, low level WC, shower with electric shower, pull switch and mirrored vanity unit.

### Inner Hallway

Coved ceiling, access to loft and airing cupboard with hot water cylinder, hanging rail and slatted shelves.

#### Bedroom 3 (14' 6" Max x 18' 4") or (4.43m Max x 5.59m)

With radiator, double glazed hardwood window to rear with views and pull switch.

#### En-Suite (8' 1" x 3' 10") or (2.47m x 1.17m)

With laminate floor, double glazed hard wood window, low level WC, vanity unit with built in wash hand basin, down lights and shaving point. Corner shower unit with mains shower and part tiled.

#### Master Bedroom (13' 1" x 15' 5") or (4.00m x 4.71m)

max length 5.76.

Laminate floor, double glazed hard wood window to front, pull switch and telephone point.

#### En-Suite (5' 5" x 6' 0") or (1.64m x 1.82m)

Laminate floor, part tiled wall, corner shower unit with mains shower. Low level WC, wash hand basin, hard wood double glazed window and down lights.

#### Games Room (23' 7" Max x 15' 7") or (7.18m Max x 4.75m)

With two steps down into. Two double glazed hard wood window, two radiators and eaves storage. Full size snooker table with overhead lighting.

### EXTERNALLY

The property is approached via double gated entrance tarmacadamed drive with ample parking and turning space.

Enclosed front garden with bushes, hedges and gate through to paddock.

Side lawned garden with access to either side of the house.

Rear enclosed lawned garden with patio area and landscaped shrubbery.

Outside tap and LPG gas tank

Rear gate into the paddock area and access from the country road into the enclosed pony paddock.

In all the property extends to just under 2 acres of gardens and grounds.

Scenic views over the surrounding area and beyond

#### Integral Garage (15' 9" x 29' 11") or (4.79m x 9.11m)

(measurement incorporating utility area). Concrete floor, up and over garage door. 2 windows, gas central heating boiler and fluorecent light. Can be assessed from the main hall and pedestrian door to side.

### Cowshed

Former cowshed, stone built under a slated roof. Part block and corrugated roof.

#### Store 1 (13' 7" x 13' 5") or (4.15m x 4.10m)

With cubicle stalls and floor above.

#### Store 2 (18' 8" x 16' 1") or (5.68m x 4.90m)

2 holding pens.

#### Tractor Shed (19' 9" x 13' 5") or (6.01m x 4.10m)

Concrete block and corrugated roof.

### Broadband and Mobile phone

The mobile phone signal is deemed standard in this area. Please check with your provider. The property benefits from fast fibre broadband.

### Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

