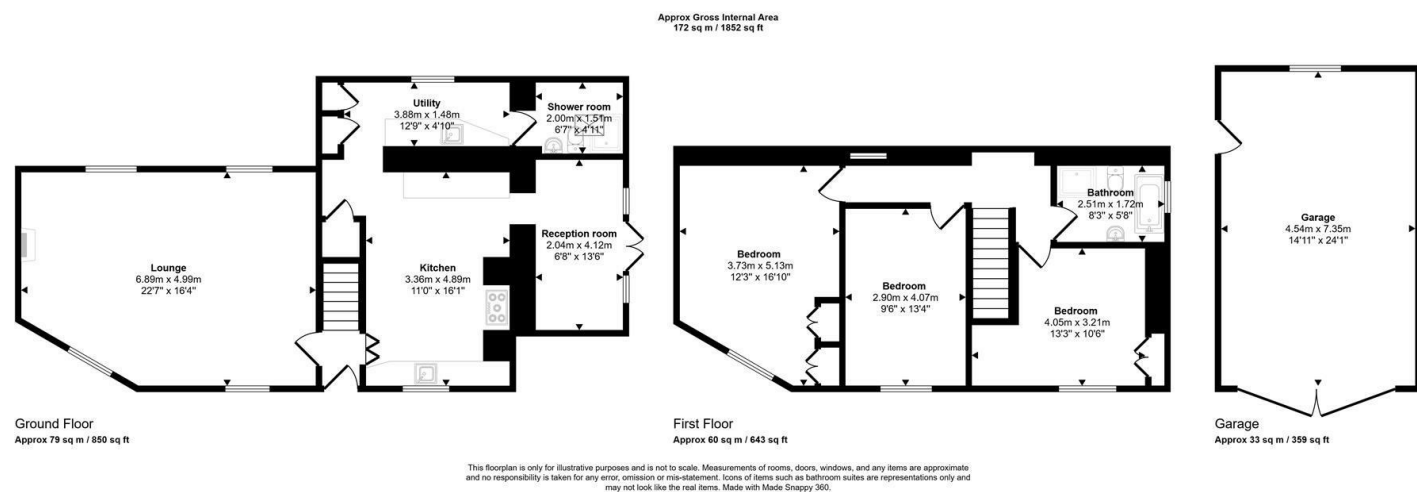


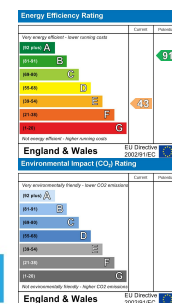


Llwynpartridge House Capel Isaac, Llandeilo, Carmarthenshire, SA19 7TG

- DETACHED COTTAGE
- DETACHED GARAGE
- OFF-ROAD PARKING
- WELL PRESENTED THROUGHOUT
- HEATING-OIL
- THREE DOUBLE BEDROOMS
- SHOWER ROOM AND FAMILY BATHROOM
- COUNTRYSIDE VIEWS
- LOCATED 10 MINUTE DRIVE FROM THE HISTORIC MARKET TOWN OF LLANDEILO
- EPC-E

£400,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile



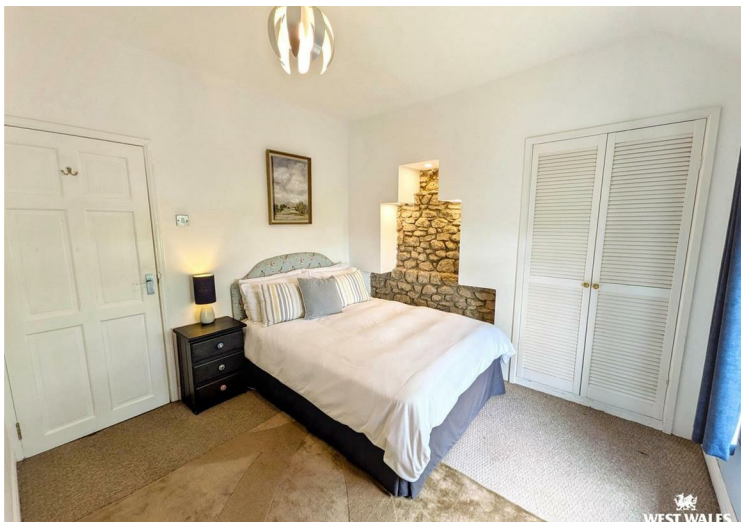


Formerly known as The Butcher's Arms, this detached cottage occupies a plot in a rural setting and enjoys views across the surrounding countryside. The property has a well-documented local history, having served as an inn and later a village post office, with records indicating its use as a public house from the mid-19th century.

The accommodation comprises three double bedrooms, a family bathroom and separate shower room and is presented in good order throughout.

Externally, the property benefits from off-road parking and a detached garage. The enclosed rear garden is laid predominantly to lawn and includes a covered patio area adjoining the house, currently arranged as an outdoor dining space. The garden enjoys views over neighbouring fields and rolling countryside beyond. To the front, a fenced garden complements the traditional appearance of the property.

Situated approximately 10 minutes from the market town of Llandeilo, the property offers access to a range of amenities, schools, independent shops, cafés and transport links whilst retaining its rural surroundings. Combining three-bedroom accommodation with a notable local history, detached garage and countryside views, this property presents a distinctive opportunity within the area.



DIRECTIONS

Starting at our offices on Dark gate continue onto Lammas Street. Turn left onto Morfa Lane (B4312), then at the roundabout take the first exit onto the A4242. Continue through one roundabout and turn right onto the A484. At the next roundabout, take the first exit onto Heol Llangynnwr (A484), then follow signs for the A40. Stay on the A40 for approximately 11 miles, passing through two roundabouts where you continue straight ahead. After leaving the A40, follow the remaining route for around 3 miles: turn left, then right, then left again, followed by a slight left and another slight left, continuing until you reach your destination. The property will be on your right What3words: ///rhino.tent.distilled

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.