



Banc Capel Isaac, Llandeilo, Carmarthenshire, SA19 7TU

Offers in the region of £595,000

An attractive 5 acre smallholding set in superb south facing location, a short distance from this popular village and commanding fabulous views towards the Towy valley over rolling farmland. The property comprises an attractive period farmhouse with later addition that stands at the centre of the holding on a level courtyard and comprises the following spacious accommodation: reception hall; sitting room with multi-fuel stove; fitted kitchen/ breakfast room; utility room; office/ study; lounge with multi-fuel stove; master bedroom with en suite bathroom; 2 further double bedrooms; shower room. Oil fired central heating. Partial Double glazing. Detached attractive stone and brick built workshop and garage with conversion potential(subject to obtain in the appropriate consents). Sweeping driveway leading to level courtyard. Well presented established grounds with heated swimming pool. 3 productive level pasture paddocks with wildlife pond.

This is a delightful holding set in a wonderful location and viewing is highly recommended .

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RECEPTION HALL 8'5" x 6'5" (2.59 x 1.96)

Quarry tiled floor.

ANOTHER ROOM ASPECT

SITTING ROOM 20'9" x 15'1" (6.33 x 4.62)



Castle multi-fuel stove in deep recess fireplace. Exposed ceiling beam. Quarry tiled floor. Ceiling down lighters. Open staircase to first floor. Radiator.

ANOTHER ROOM ASPECT



KITCHEN/ BREAKFAST ROOM 12'4" x 9'9" (3.78 x 2.99)



Single drainer stainless steel sink unit with chrome mixer tap set in marble effect work surface. Plumbed for dishwasher. Fitted cooker with stainless steel extractor hood above. Slate effect tile floor. Fitted range of base wall and glazed display cupboards. Radiator.

ANOTHER ROOM ASPECT



UTILITY ROOM 13'11" x 7'10" (4.26 x 2.40)



Grant oil fire boiler which serves the heating requirements. Fitted range of base cupboards. Plumbed for washing machine. Ceramic tile floor. Pine panel ceiling. Access to under-stairs cupboard.

ANOTHER ROOM ASPECT

LOUNGE 21'10" x 14'10" (6.66 x 4.53)



French doors to front elevation. Castle multi-fuel stove on tiled half with brick surround fireplace. Wall lights.

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ANOTHER ROOM ASPECT



FIRST FLOOR LANDING 11'3" x 5'4" (3.43 x 1.63)

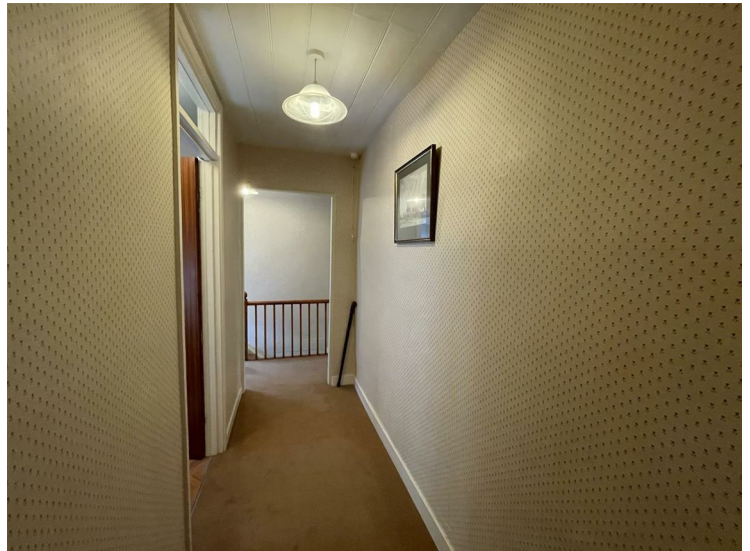


STUDY 12'9" x 6'5" (3.89 x 1.98)



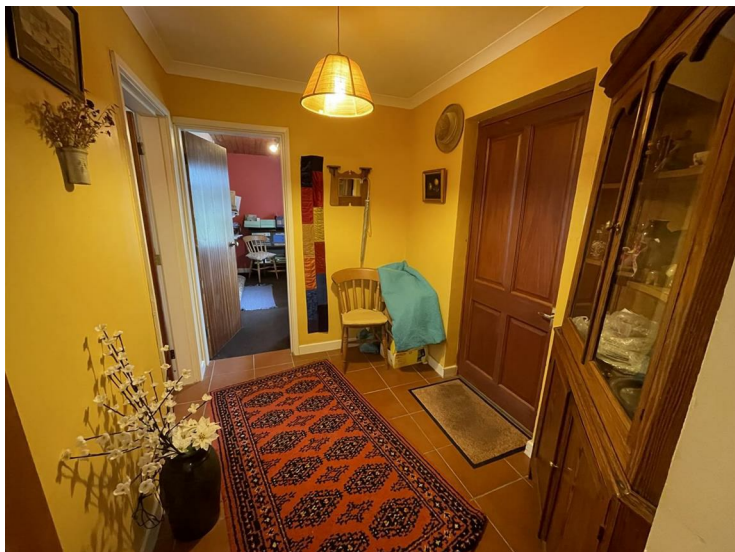
Attractive balustrade. Access to attic via pull down ladder.

INNER LOBBY 9'8" x 3'7" (2.96 x 1.10)



Pine panel ceiling.

ANOTHER ROOM ASPECT



ANOTHER ROOM ASPECT

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MASTER BEDROOM 22'0" x 21'10" (maximum) (6.72 x 6.67 (maximum))



Fitted range of wardrobes. Exposed ceiling beams. 3 skirting radiators. Conventional panelled radiator.

ANOTHER ROOM ASPECT



EN SUITE 12'10" x 8'5" (3.92 x 2.57)



Panelled bath with shower above in tiled and glazed surround. Hand basin with marble effect surface on vanity. Low level WC. Access to attic. Exposed ceiling beam. Towel radiator.

ANOTHER ROOM ASPECT



BEDROOM 20'11" x 9'8" (6.39 x 2.97)



Built-in wardrobes. Pine panel ceiling. Radiator.

ANOTHER ROOM ASPECT



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BEDROOM 15'4" x 12'7" (4.69 x 3.84)



Pine panel ceiling. Radiator.

ANOTHER ROOM ASPECT



SHOWER ROOM 9'7" x 3'9" (2.94 x 1.15)



Shower in glazed and tiled cubical. Hand basin with designer tap on vanity. Low level WC. White wood effect floor. White enamel towel heater.

ANOTHER ROOM ASPECT

OUTSIDE

The property is approached by it's own private driveway that leads to a spacious courtyard at the front and rear of the house, providing extensive parking.

DETACHED TRADITIONAL BUILDING

This comprises of

STORE ROOM 13'1" x 14'1" (4.0 x 4.31)

GARAGE/ WORKSHOP 21'10" x 17'1" (6.68 x 5.21)

WOODSTORE 7'7" x 6'6" (2.33 x 2.0)

LOG STORE

SWIMMING POOL



A heated swimming pool

LAND



Extends to 6.5 acres or thereabouts arranged in three excellent enclosures that surround the homestead.

SERVICES.

Mains electricity and water. Private drainage.

TENURE & POSSESSION.

Freehold with vacant possession on completion

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COUNCIL TAX

We are advised that the property is in Band ‘ ‘ and that the liability for the year 2021/2022 is £

EDUCATION



SPORTING AND RECREATIONAL



LOCATION

VIEWING



By appointment with BJP

OUT OF HOURS CONTACT.

Jonathan Morgan 07989 296883

N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

HOMEBUYERS SURVEY.

If you are considering buying a home, make sure that you are not buying a

PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY& VALUATION

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