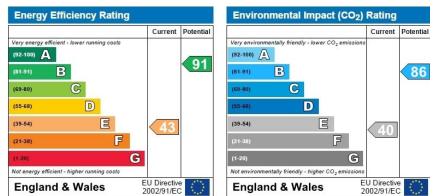




## Llwynpartridge, Capel Isaac, Llandeilo SA19 7TG

Offers in the region of £290,000

Character 3 Bedroom Detached Country House Situated Just Off The Picturesque Towy Valley  
Modernised & Retains Much Character & Charm  
Some Beautiful Views Of Surrounding Farmland



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NWT/WJ/65358/030818

## DESCRIPTION

### NO ONWARD CHAIN.

Situated in a rural location just on the outskirts of the village of Capel Isaac and between the main towns of Carmarthen and Llandeilo in the picturesque Tywi Valley. The property has been tastefully modernised to offer character accommodation with a twist of tasteful modern kitchen and bathroom. Good sized garden with detached garage/ workshop. Carmarthen offers excellent shopping facilities with national & traditional retailers, junior and secondary schools, bus and rail station and M4 dual carriageway connection and Llandeilo, a quaint town with lovely boutiques and eateries and bars.

## RECEPTION HALLWAY

Stairs to first floor, doors to;

## OPEN PLAN LOUNGE/DINING ROOM

22' x 16'2 (6.71m x 4.93m)  
Double aspect to front and rear, wood style flooring, enclosed wood burning stove on brass hearth with slate fire breast, 2 radiators.

## KITCHEN/BREAKFAST ROOM

16'3 x 11'4 (4.95m x 3.45m)  
Fitted with a range of base units with worktop over, matching wall units and plinth lights, Stainless steel sink and drainer, Diplomat LPG gas 8 burner range with extractor hood over, inset spotlights, wall lights, access to understairs cupboard, radiator.

## UTILITY ROOM

12'10 x 4'9 (3.91m x 1.45m)  
Stainless steel sink unit with mixer tap attachment, base unit, worktop, plumbing for washing machine and dishwasher, access to attic, ceramic tiled floor, radiator.

## WET ROOM

6'9 x 5' (2.06m x 1.52m)  
Triton shower in attractive slate and mosaic tiled cubicle with glazed screen, wash hand basin, low level WC, ceiling skylight, slate effect floor, chrome towel radiator.

## SUN LOUNGE

13'6 x 6'9 (4.11m x 2.06m)  
French doors leading out to garden and patio area, covered canopy to side, fireplace, oak floor panels, radiator.

## FIRST FLOOR LANDING

Doors to;

## BEDROOM 1

16'10 x 11'11 (5.13m x 3.63m)

Built-in wardrobe, ceiling downlighters, part exposed whitewashed stone wall, radiator, double glazed window with views, radiator.

## BEDROOM 2

10'5 x 9'3 (3.18m x 2.82m)  
Built-in wardrobe, part exposed feature pointed stone wall, built-in airing cupboard, radiator.

## BEDROOM 3

13'3 x 9'7 (4.04m x 2.92m)  
Double glazed window, radiator.

## BATHROOM

7'10 x 5'6 (2.39m x 1.68m)  
Jacuzzi panelled bath with mixer tap attachment, wash hand basin with mixer tap attachment, low level WC, shower in Travertine limestone tiled and glazed cubicle, chrome towel heater.

## EXTERNALLY

Formal grounds to the side and front of the property being level and mainly lawn area with patio area off the sun room, an abundance of scattered shrubs and flowers. Decorative gravelled parking area with access to the **GARAGE/WORKSHOP - 22'8 x 14'** with a part mezzanine floor, a large number of established trees and all having a superb aspect with views of the surrounding countryside. Stone paved patio area with canopy providing a great area for which to enjoy the outlook over the garden.

## SERVICES

We are advised that mains water and electricity are connected to the property. Private drainage.

## VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail [carmarthen@johnfrancis.co.uk](mailto:carmarthen@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From Carmarthen take the A40 east signposted Llandeilo and travel through the villages of Abergwili, Whitemill, Nantgaredig, Pont Ar Gothi and continue on to the village of Broad Oak which is 11 miles approximately. In the village turn left and continue on this road for approximately 1 mile and at the T junction turn right, continue on for 0.25 mile and at the T junction turn left. Continue on this road towards the village of Capel Isaac and by the village sign the property will be located immediately on the right hand side.