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4 bedroom detached house for sale, Green Meadows, Capel Isaac, Llandeilo, Carmarth

Location **Wales, Carmarthenshire**
https://www.freeadsz.co.uk/x-166798-z

Green Meadows is pleasantly situated about 50 yards along its own driveway leading from a minor county road about 4 miles from Llandeilo, 15 miles Carmarthen and about 80 miles from the Capital City of Cardiff. The house has been well maintained with a good set of farm buildings including barns and 2 stables. The property comes on the open market due to the present owner having occupied it for the last 36 years and now wishing to downsize to a smaller property. Over the years that it has been occupied it has been used for mostly equestrian purposes.The popular market town of Llandeilo is the nearest settlement of any size and has a wide range of facilities and amenities with several supermarkets, wide variety of shops, sporting organisations, doctors surgery and most other outlets for day to day living. The larger town of Carmarthen is about 15 miles. At Cross Hands about 12 miles there is an access on to the A48 which joins to the M4 motorway. In Llandeilo there is a halt on the Heart of Wales line from Shrewsbury to Swansea and with connections there on to London.The accommodation which is in good decorative order throughout comprises;Reception Hall/Study (10' 0" x 9' 07" or 3.05m x 2.92m)With double door and side panels, radiator, stairs to first floor, two wall light points.BathroomWith ball and claw bath having central mixer tap, hand basin, WC, heated towel rail, tiled floor, part tiled walls, radiator.Sitting Room (22' 11" x 13' 10" or 6.99m x 4.22m)With 2 windows, door to side, natural stone fireplace with Hunter wood burning stove, TV points and 3 radiators.Kitchen / Breakfast Room (20' 04" x 8' 0" or 6.20m x 2.44m)With mainly fitted cream base units, plumbing for washing machine, stainless steel double sink and drainer with mixer tap. Large shelved larder. Cooker point. Built in store cupboard, recessed ceiling lights.Dining Room (14' 10" x 9' 06" or 4.52m x 2.90m)Having 2 windows, external door, radiator, parquet flooring.Rear LobbyWith parquet flooring.Separate ToiletWith low level WC.Doors toUtility / Store Room (6' 04" x 4' 07" or 1.93m x 1.40m)With window.First FloorLandingWith 2 port hole style windows.Bedroom 1 (11' 10" x 10' 0" or 3.61m x 3.05m)Being L shaped with window and radiator.Bedroom 211' narrowing to 9' 5 x 10' 8 (3.3m narrowing to 2.8m x 3.2m). With radiator and built in wardrobe.Bedroom 314' x 11'9 narrowing to 8' (4.3m x 3.6m narrowing to 2.4m). With radiator and built in wardrobe.Inner LandingWith under eaves store cupboard.Shower RoomWith shower cubicle, hand basin, WC, radiator and tiled floor.Bedroom 4 (8' 00" x 7' 00" or 2.44m x 2.13m)With built in cupboards, airing cupboard with hot water cylinder. Radiator.EXTERNALLYThe approach from the minor county road is through a gated access with yellow painted pillars either side and leading in to a private driveway running down to the house and yard area. There is a further pedestrian door at the rear. Gravelled area to the front with feature flower bed and bird bath. Further lawned area to the side giving access to several of the paddocks.OutbuildingsThese comprise;FRONT BARN - 28' 10 x 16' 7 (8.79m x 5.05m) now used as loose box and store.MAIN OPEN BARN - 31' 4 X 14' 5 (9.5m x 4.4m) now utilised as a Workshop 14' 7 x 6' 0 (4.4m x 1.8m) and 2 Loose Boxes each 15' x 13' 9 (4.6m x 4.2m).FURTHER STEEL BARN - 27' x 13' 7 (8.2m x 4.1m) mainly of timber and corrugated iron construction with concrete floor.Land Lying mainly to the farmhouse and buildings in seven enclosures of gently level to gently sloping and with most field boundaries and a stream with a small pond in the foot land of the property. A number of mature trees providing shelter.The wood burning stove is freehold.Services Mains electric and mains water. Private drainage. Oil fired central heating.Rights, Easements, Wayleaves and Covenants The property is sold subject to and with the benefit of all rights of way, whether public or private, light, support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and restrictions and all existing and proposed wayleave agreements, whether mentioned in these particulars or not.Fixtures and Fittings All fixtures and fittings are excluded from the sale but may be purchased by separate negotiation.Local Authority Carmarthenshire County Council, County Hall, Distr[illegible] 3 Spilman Street, Carmarthen SA31 1LE. Tel: 01267 234567.Viewing Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office .Directions From the roundabout on the A40 at the east side of Llandeilo take the road towards Carmarthen, turn right after several hundred yards in to Penybanc village and then left over the small stone bridge to the village centre. Proceed up the hill ignoring all turnings right and left off and down the other side. Proceed up hill again passing Wyncelyn farm on the right and up to the fork in the road where here you take the right hand fork. carry on along this road ignoring the next two turnings and then Green Meadows is to be found on the right hand.

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