

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



Location **Wales, Carmarthenshire**
<https://www.freedasz.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. Bathroom With 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 Lobby With parquet flooring. Separate Toilet With low level WC. Doors to Utility / Store Room (6' 04" x 4' 07" or 1.93m x 1.40m) With window. First Floor Landing With 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 2 11' narrowing to 9' 5 x 10' 8 (3.3m narrowing to 2.8m x 3.2m). With radiator and built in wardrobe. Bedroom 3 14' x 11' 9 narrowing to 8' (4.3m x 3.6m narrowing to 2.4m). With radiator and built in wardrobe. Inner Landing With under eaves store cupboard. Shower Room With 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. EXTERNALLY The 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. Outbuildings These 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. Large well arranged farm house with 4 bedrooms in 2 levels. Fully equipped kitchen with wood burning stove in the hall. Service electric and water. Power and heating. Oil and gas heating. Wood burning stove. Double glazing. Telephone and broadband and satellite TV. Formal lounge. Reception Hall. Band room. Local authorities Carmarthenshire County Council, District Councils Spilnig, Carmarthen LE. The property is situated on the A40 on the east side of Llandeilo take the road towards Carmarthen, turn right after several hundred yards to Penybryn 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 uphill again passing wyncelyn farm on the right and up the fork in the road where there 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.

Viewing Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandeilo Office. Directions from the roundabout on the A40 on the east side of Llandeilo take the road towards Carmarthen, turn right after several hundred yards to Penybryn 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 uphill again passing wyncelyn farm on the right and up the fork in the road where there 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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