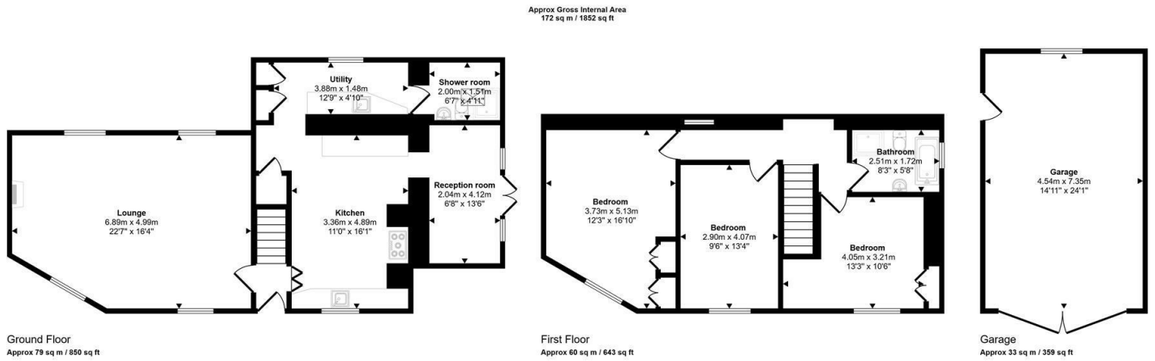


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band E
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
IRK/JP/OK/6/26

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

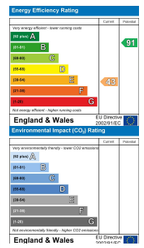
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

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.

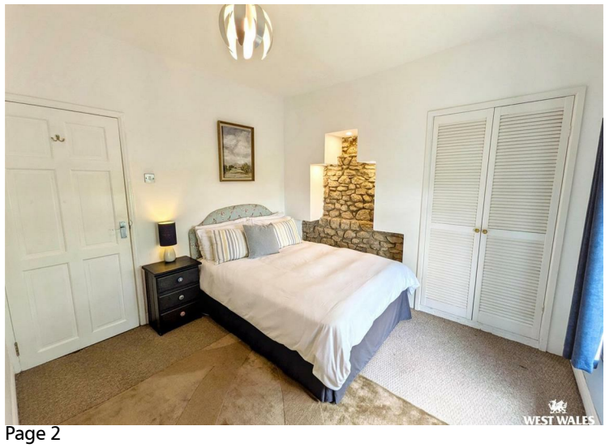
The accommodation comprises three double bedrooms, a family bathroom and separate shower room and is presented in good order throughout.

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.