



Bro Dirion, Capel Isaac, Llandeilo, Carmarthenshire SA19 7TG

Guide Price: £495,000

Property Features

- Charming 2-acre residential holding
- Substantial 5-bed, 4-bath (inc 3-en-suite), 3-reception room family home
- Large Integral Garage / Stores
- Large Games & Hobby Room / Bedroom 5 with full-size snooker table
- Outbuilding suitable for a variety of uses and conversion potential (s.t.p.c.)
- Highly sought after rural area of Capel Isaac
- 4-miles from Llandeilo town centre with excellent array of amenities

Property Summary

A charming residential holding comprising a substantial 5-bedroom 4-bath (3-en-suite) and 3-reception room detached property extending to circa 2 acres, positioned in a tranquil and peaceful setting on the periphery of the popular and peaceful village of Capel Isaac, a short drive from the popular town of Llandeilo.



Full Details

Overview

A charming circa 2 acre residential holding comprising a substantial 5-bedroom 3-ensuite and 3-reception room detached property positioned in a tranquil and peaceful setting.

The impressive detached family residence offers generous and flexible living accommodation throughout, comprising:

Three Spacious Reception Rooms, ideal for both family living and entertaining

Well-equipped Kitchen - breakfast room, plus separate utility room, and cloakroom

Five Double Bedrooms, including three with ensuite bathrooms, plus family bathroom

Large Integral Garage, providing excellent storage or workshop potential.

The property is approached via a private driveway with ample parking for multiple vehicles and enjoys a peaceful position surrounded by open countryside, set with mature and established landscape gardens.

To the side is a traditional stone and concrete block outbuilding, benefitting from separate access offering potential for storage, workshop use, or future conversion (subject to the necessary consents).

The land extends to approximately 2 acres, including two grazing paddocks—perfect for equestrian use, smallholding activities, or simply enjoying outdoor space.

This is a rare opportunity to acquire a substantial and versatile rural property in the heart of Capel Isaac, ideal opportunity for those seeking space, privacy, and a countryside lifestyle, while remaining within easy reach of local amenities.

Situation

The property lies within 4 miles (10 minutes) of Llandeilo town centre, a popular market town, home to an excellent range of day to day amenities and services to include independent stores, eateries, cafés, small supermarket / convenience stores, medical centre, bilingual education provisions and a train station on the Heart of Wales Line. The A48 - M4 Link Road dual carriageway at Cross Hands lies within 11 miles, providing excellent road links along the M4 corridor and beyond.

Description



Ground Floor

Entrance Hall

Tiled flooring, radiator, coved ceiling and stair case to front floor.

Living Room

3.99m x 4.27m (13' 1" x 14' 0")
Laminate flooring, coved ceiling, double glazed window to front and radiator.

Lounge/Dining Room

6.04m x 6.64m (19' 10" x 21' 9")
Radiators, coved ceiling, double glazed window to rear and patio doors, gas fire with stone surround.

Cloak Room

1.84m x 1.18m (6' 0" x 3' 10")
Tiled flooring, radiator, W.C, wash hand basin and double glazed window.

Hallway

Tiled flooring, coved ceiling and door leading into the garage.

Study

3.64m x 2.89m (11' 11" x 9' 6")
Coved ceiling, double glazed window to the front.

Kitchen - Breakfast Room

5.61m x 2.96m (18' 5" x 9' 9")
Base and wall units with fitted worktops and splash back, bowl and half sink unity with drainer and mixer tap, double glazed windows to the rear, tiled flooring, radiator and space for cooker with extractor hood over.

Utility Room

1.94m x 2.83m (6' 4" x 9' 3")
Tiled flooring, base and wall units, plumbing for washing machine, stainless steel sink, radiator, double glazed window and door to rear. Door into garage.

Integral Garage

4.79m x 9.11m (15' 9" x 29' 11")
Concrete flooring and up and over garage door.

First Floor





Landing

Coved ceiling and double glazed window to rear overlooking the view.

Family Bathroom

2.51m x 4m (8' 3" x 13' 1")

Tilled flooring and walls, heated towel rail, double glazed window to rear, Jacuzzi corner shower with rainfall shower head and hand held attachment, built in vanity unit with built in low level W.C and wash hand basin, wall cupboards and bath tub.

Bedroom 1

4.62m x 2.95m (15' 2" x 9' 8")

Radiator, double glazed window to the rear, coved ceiling and laminate flooring.



Bedroom 2

3.60m x 2.90m (11' 10" x 9' 6")

Laminate flooring, radiator and double glazed window to the front.

En-Suite

2.89m x 2.14m (9' 6" x 7' 0")

Partly tiled walls, radiator, double glazed window to the front, wash hand basin, W.C, shower and mirrored vanity unit.

Hallway

Coved ceiling, access to loft, airing cupboard, hanging rail and slatted shelves.

Bedroom 3

4.43m x 5.59m (14' 6" x 18' 4")

Radiator and double glazed window to the rear.



En-suite

2.47m x 1.17m (8' 1" x 3' 10")

Laminate flooring, double glazed window, W.C, vanity unit with built in wash hand basin, corner shower unit and partly tiled.

Master Bedroom

4.00m x 4.71m (13' 1" x 15' 5")

Laminate flooring and double glazed window to the front.

En-suite

1.64m x 1.82m (5' 5" x 6' 0")



Laminate flooring, partly tiled wall, corner shower unit, W.C, wash hand basin and double glazed window.

Bedroom 5 / Games Room Hobby Room

7.18m x 4.75m (23' 7" x 15' 7")

Two double glazed windows, radiators and eaves storage. Full sized snooker table is included in the sale price.

EXTERNALLY

Grounds & Gardens

Externally, the property comprises of a double gated entrance with a tarmacadamed driveway with ample parking and turning space for multiple vehicles, plus an enclosed front garden landscaped with established hedgerow and pushed allowing for privacy and seclusion.

A side pedestrian gate enters the paddock leading towards the farm buildings, with paths and lawned areas on the sides providing access to the enclosed rear garden , equally landscaped with lawned area, bushes, hedgerows and flower beds, with a patio area.

Outbuildings

Traditional Stone & Block Building

Stone and concrete block built outbuilding under a pitched slated roof, with part under a corrugated sheeted roof.

Former Cowshed: 4.15m x 4.10m (13' 7" x 13' 5")
With cubicle stalls and floor above.

Former Cowshed 2: 5.68m x 4.90m (18' 8" x 16' 1")
Two holding pens.

Rear Implement Store: 6.01m x 4.10m (19' 9" x 13' 5")
Concrete block under corrugated roof.

Further Information

Tenure

We understand that the property is held on a Freehold basis.

Services

We are advised the property benefits from mains electricity, mains water, private drainage, gas LPG central heating. None of the services have been tested.

Council Tax Band

Band G - approx £3,720.10 per annum for 2025-2026 for





Carmarthenshire County Council.

Energy Performance Certificate

EPC Rating F (29).

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, electricity supplies and any other rights and obligations, easement and proposed wayleaves and masts, pylons, stays, cables, drains, and water, gas and other pipes, whether referenced or not.

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP
 Tel: 01267 234567

What 3 Words / Postcode

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Viewing

Strictly by appointment with the agents Rees Richards & Partners or joint agents Clee Tompkinson & Francis, Llandeilo.

Please contact Rees Richards Carmarthen Office for further information:

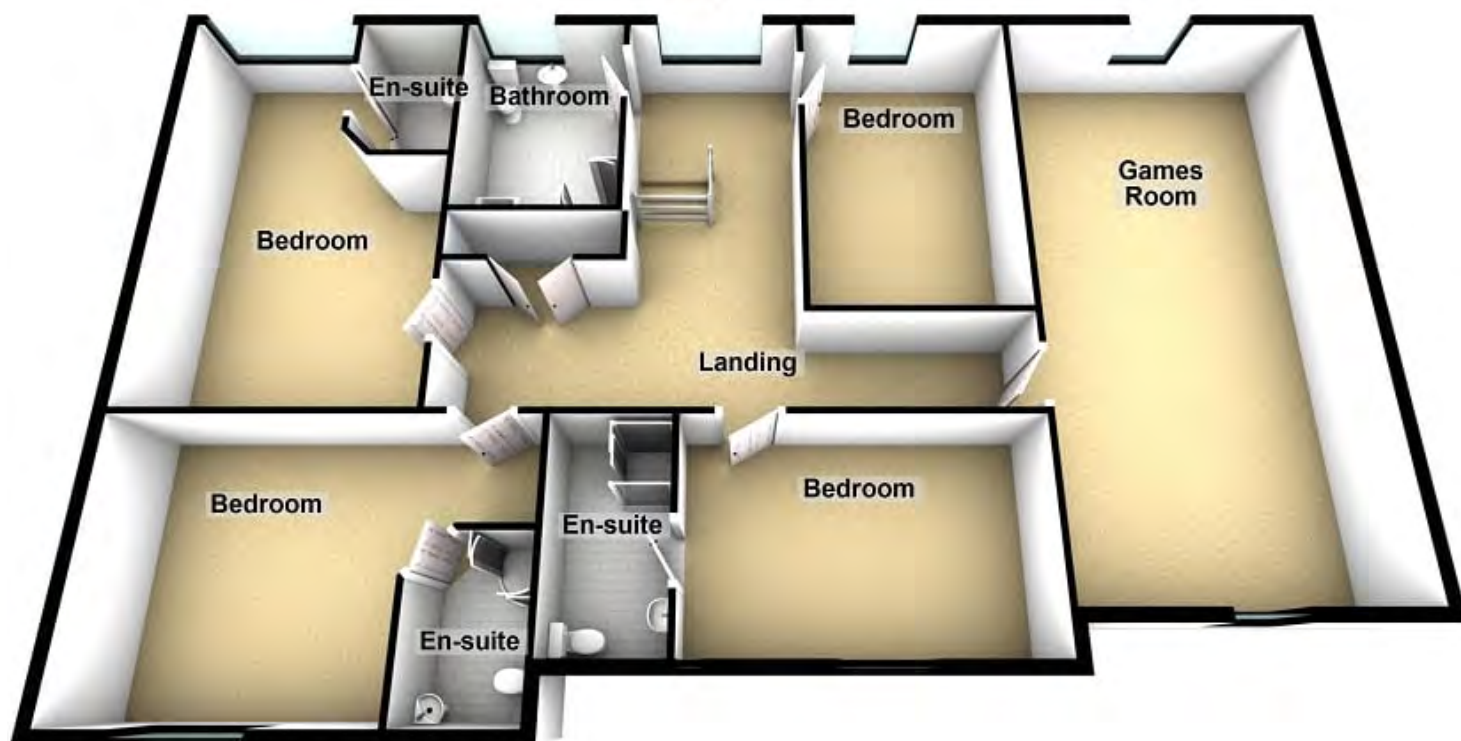
12 Spilman Street, Carmarthen, SA31 1LQ

Tel: 01267 612021 or email property@reesrichards.co.uk

Ground Floor



First Floor



Bro Dirion, Capel Isaac SA19 7TG

For Identification Purposes Only

