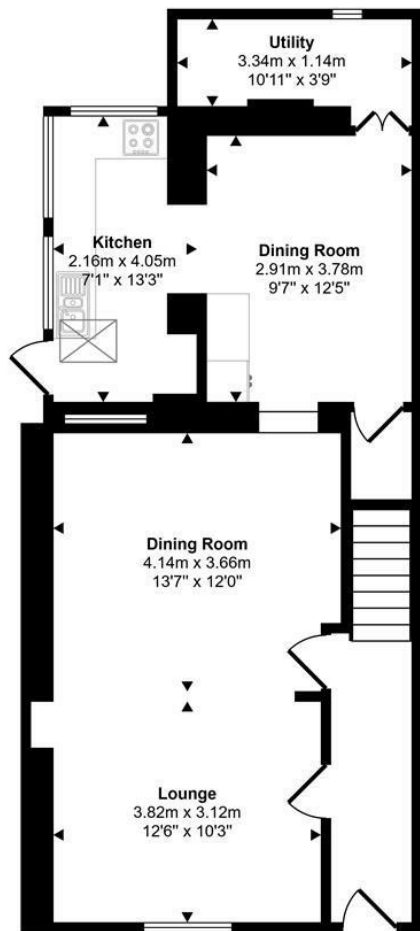
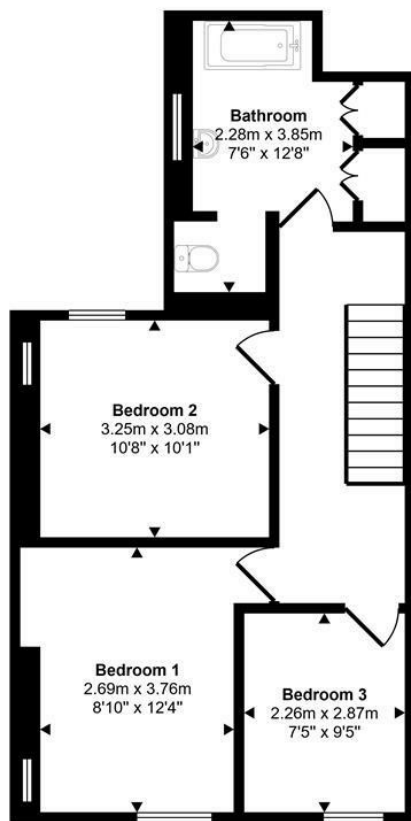


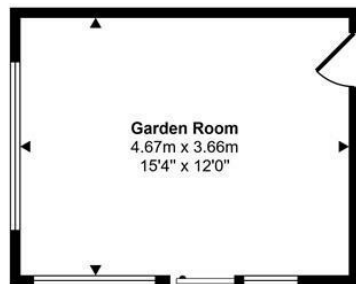
Approx Gross Internal Area
134 sq m / 1440 sq ft



Ground Floor
Approx 66 sq m / 709 sq ft



First Floor
Approx 51 sq m / 547 sq ft



Garden Room
Approx 17 sq m / 184 sq ft

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.

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.

COUNCIL TAX: C

HEATING: Gas

ref: CFP/ LLE/ JULY/ 25/ OK

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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

39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659

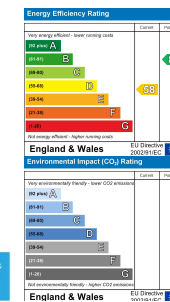


1 Clarendon Road, Llandeilo, Carmarthenshire, SA19 6LF

- SEMI-DETECHED HOUSE
- TWO RECEPTION ROOMS
- INCREDIBLE VIEWS
- CLOSE TO TOWN
- GAS CENTRAL HEATING
- THREE BEDROOMS
- GARDEN STUDIO
- OFF ROAD PARKING
- WALKING DISTANCE TO RIVER
- EPC RATING: D

O.I.R.O £250,000

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The Agent that goes the Extra Mile





Set in the heart of the ever-popular market town of Llandeilo, this period residence is set at the end of a short no-through lane which serves only this property and its adjoining neighbour and enjoys panoramic views across the Towy Valley, the river below, and the hills beyond. Alongside its beautifully presented interior, the property includes a 17-square-metre studio—perfect for working from home, creative use, or simply relaxing while taking in the exceptional scenery.

The home is rich in character, with a welcoming living area featuring quarry tiles, a decorative stone fireplace, and a wood burner. This leads into an open kitchen and dining space, recently upgraded in May 2023. A skylight overhead and double-glazed doors and windows bring in plenty of natural light.

Adjoining the kitchen, the breakfast room offers a homely setting for informal dining, with panelled walls, and a breakfast bar. There's also a practical utility area with a Worcester combi boiler and washing machine. The property also benefits from a basement level currently being used as a workshop.

Upstairs are three well-presented bedrooms, all flooded with natural light through double-glazed windows. The bathroom is tastefully designed with a bathtub and mixer shower, WC, washbasin with mixer tap, part-tiled walls, and a floor-to-ceiling cupboard providing ample storage.

Outside, a shared access road leads to off-road parking. Gated entry to the side provides access to the rear garden, where steps lead to a raised patio area and the impressive Summer House/Studio. Fully insulated, with electricity connected, this beautifully finished space features pine flooring, tongue-and-groove walls, and French doors opening onto a decked terrace—perfect for enjoying the uninterrupted views. This versatile space would also make a great safe playing area for children.



DIRECTIONS

From our office in Carmarthen, head west on Dark Gate towards Heol Y Felin/Mill Street, then continue onto Lammas Street. After about 0.2 miles, turn left onto Morfa Lane (B4312). At the roundabout, take the first exit onto the A4242, and go through one more roundabout. After approximately 0.3 miles, turn right onto the A484. At the next roundabout, take the first exit onto Heol Llangynnwr (still the A484), and continue for another 0.1 miles. Follow the signs for the A40 and take the second exit at the roundabout to join the A40 eastbound. Stay on the A40 for around 13.3 miles, passing through a few more roundabouts. When you reach the Llandeilo Roundabout, take the second exit onto Rhosmaen Street (A483). Turn left onto Station Road, and then right onto Blende Road. Continue to the end of the right and turn left onto Clarendon Road. The property will be on the left. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.