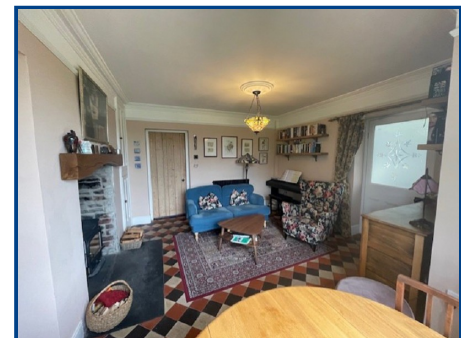
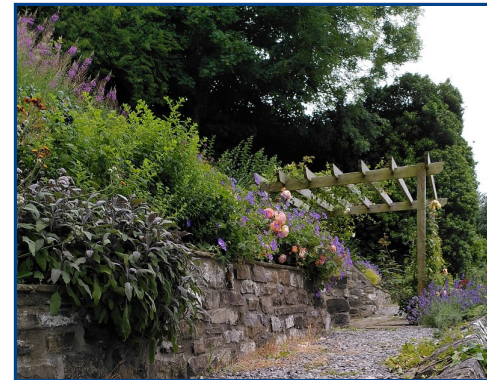
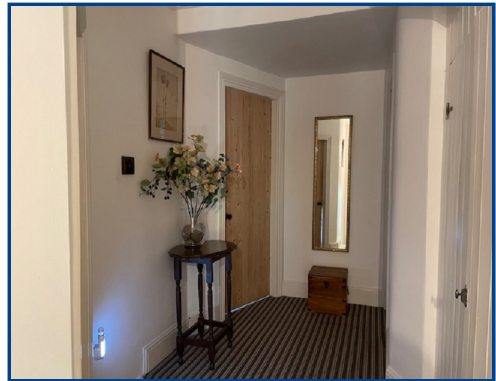




**Chartered Surveyor, Valuers,
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South Lodge
22 Bridge Street
Llandeilo
Carmarthenshire
SA19 6BN

Price £299,950



- An Historic Former Gate House to The Dinefwr Estate
- Stunning Elevated Views Over The Towy River
- Renovated Over Recent Years
- 2 Double Bedrooms and 2 Reception Rooms
- Walking Distance To Llandeilo Town
- EPC: E42
- Gas central heating
- Tiered garden area

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

EPC Rating: E42

General Description

A rare chance to purchase a charming former gate house to the Dinefwr Estate. Not often does an opportunity to own a piece of history come onto the market!

Important notice
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

22 Bridge Street, Llandeilo, Carmarthenshire.

Property Description

Standing in an elevated position with stunning views over the River Towy, this 2/3 bedroom former gate house lodge to the Dinefwr estate.

The property has been sympathetically renovated over recent years but has still retained much charm and character to create a peaceful haven.

The versatile accommodation comprises entrance porch, living room, dining room/bedroom currently used as a work space, kitchen, walk in pantry and cloakroom on the ground floor and 2 double bedrooms and bathroom at first floor.

Located in the centre of Llandeilo within walking distance of cafes, bars, shops, offices and schools etc. Leisure amenities are available within walking distance to include tennis courts, playing fields, Penlan Park, Dynevor Park with its Historic Castle, nature walks and wildlife reserve.

Llandeilo is situated in the Towy Valley and is centrally located for the M4, the County of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. The area is well known tourist destination with popular attractions of Dinefwr, Carreg Cennen, Trapp and Dryslwyn Castles, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

Entrance Porch (6' 5" x 7' 5") or (1.96m x 2.27m)

Steps up to front door. Quarry tiled floor, triple aspect and stained glass windows.

Living Room (12' 4" x 15' 6" Max) or (3.77m x 4.73m Max)

With bay sash windows overlooking the fields and river Towy. Coving, picture rail, two radiators, multi fuel fire with hearth and oak mantle. Alcove storage cupboard.

Dining Room (11' 11" x 12' 4") or (3.64m x 3.75m)

With timber floor, picture rail and coved ceiling. Victorian open fireplace with tiled surround, tiled hearth and timber mantle. Two radiators and two sash windows with views over the Towy river. (currently used as a work space)

Kitchen (9' 4" x 11' 10") or (2.85m x 3.60m)

Quarry tiled floor with base units and granite worktops. Belfast sink with chrome taps. Sash window to side. Rangemaster with extractor fan above, plumbing for dishwasher, shelving and side entrance door.

Inner Hall

Quarry tiled floor and stairs to first floor.

Walk-in Larder/Pantry (8' 1" x 6' 11") or (2.47m x 2.12m)

L Shape. Window to rear, part tiled floor, shelving and plumbing for washing machine.

Cloak Room (4' 8" x 9' 6") or (1.42m x 2.89m)

With radiator, quarry tiled floor, pedestal wash hand basin, low level WC, sash window and sky light.

22 Bridge Street, Llandeilo, Carmarthenshire.

STAIRS TO FIRST FLOOR

Landing

Sash window to rear, storage cupboard with slatted shelves and access to loft space.

Bathroom (10' 10" x 12' 2") or (3.30m x 3.71m)

Boarded floor, freestanding cast iron roll top bath with mixer tap. Sash window to rear and sky light, radiator and cast iron open fireplace. Walk in shower with rainfall shower and hand held attachment with respatex walls. Sink with vanity unit below, low level WC and access to loft space.

Master Bedroom (13' 3" x 12' 5") or (4.03m x 3.79m)

With radiator, open fireplace with tiled hearth and timber mantle. Sash window to side, two corner storage cupboards with hanging rail and shelf.

Bedroom 2 (11' 10" x 12' 5") or (3.61m x 3.79m)

With radiator, open fireplace with tiled hearth and wood mantle. Sash window to side, two corner storage cupboards with hanging rail and shelf.

EXTERNALLY

Front patio with flag stone seating area to enjoy the south facing views.

A cobbled and flagstone side courtyard with access to the kitchen. Outside tap and built in store shed.

Attractive pergola seating area. The sloping garden also has potential to provide a terraced garden area.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

D

Directions

From our office continue down Rhosmaen Street on the A483 towards the bridge. Turn right immediately before the bridge, down the hill and the property will be found a little further on the right hand side.

