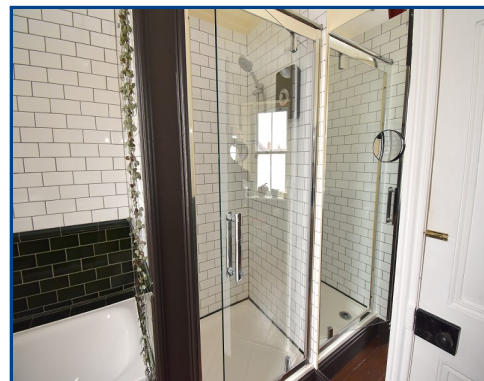
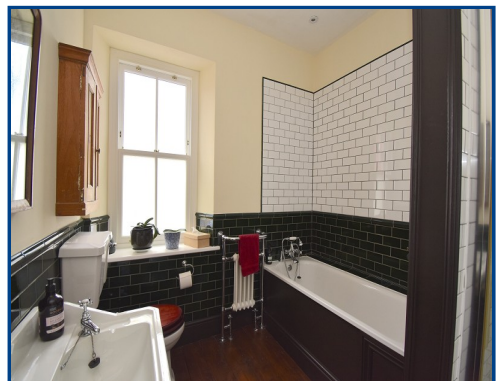


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**23 Latimer Road  
Llandeilo  
Carmarthenshire  
SA19 6HS**

**Price £695,000**



- NO ONWARD CHAIN
- Five generously proportioned bedrooms- two en-suite
- Elegant reception rooms with original detailing
- Hand built kitchen
- Period features retained and restored throughout
- Elevated position with breathtaking views over the Towy Valley
- Landscaped tiered rear garden with low maintenance patio, raised flower borders and a productive fruit and vegetable garden
- EPC: pending

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

#### Important notice

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#### 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](mailto:surveys@ctf-uk.com).

#### General Description

A stunning five bedroom Victorian home beautifully and sympathetically renovated throughout. Meticulous attention to detail ensures the original period features shine, blending effortlessly with modern comforts. Enjoy breathtaking views over the Towy Valley from the tiered garden, complete with raised flower borders, low maintenance patio and a productive fruit and vegetable plot. With a garage, no onward chain, this is a rare opportunity to own a piece of refined history in a sought after location.

Tel: **01558 823 601**

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

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



## Latimer Road, Llandeilo, Carmarthenshire.

### Property Description

A rare opportunity to acquire this elegant five bedroom Victorian home, beautifully positioned in a sought after location in the heart of Llandeilo. This exceptional property has been sympathetically renovated throughout, showcasing meticulous attention to detail while retaining a wealth of original features.

The accommodation is spacious and versatile. From the moment you walk through the door, the craftsmanship and thoughtful restoration are evident, blending timeless character with contemporary comfort. Period features such as decorative coving and elegant arches enhance the charm though out, while a hand crafted kitchen with granite worktops offers both style and practicality.

Externally, the property continues to impress with a beautifully landscaped garden spread across multiple levels. Designed for both beauty and functionality, the garden features defined spaces for relaxing, entertaining and growing produce- all set against a stunning backdrop.

Located within walking distance of the charming town of Llandeilo with its independent shops, cafes, schools and rail links, this is a unique opportunity to purchase a home that balances historic charm with modern living in one of Carmarthenshires most desirable locations.

### Front Door with original bell

#### Entrance Hall

With original boarded floor, decorative cornice, decorative arch, dado rail and radiator.

#### Lounge (13' 5" x 16' 3" Max) or (4.10m x 4.95m Max)

Into bay. Boarded floor, picture rail, coving, marble fireplace and hearth. Cast iron insert, tiles, two radiators and double glazed bay sash window.

#### Living/Dining Room (38' 4" x 12' 7") or (11.68m x 3.84m)

Original boarded floor, TV point, picture rail, coving, double glazed sash bay window and two radiators. Double glazed windows and patio doors, marble effect slate fireplace, tiled hearth, tiled surround and log burning stove. Shelf insert.

#### French Doors Into Kitchen/ Breakfast Room (10' 11" x 16' 1") or (3.34m x 4.89m)

With vertical radiator, tiled floor and hand made kitchen with base and drawer units. Granite work surfaces, larder unit and Shaws ceramic double sink with mixer tap. Double glazed sash window, cooker space. Gas Rayburn stove, down lights, integrated dishwasher, picture rail and built in cupboard.

#### Larder

With light and shelving.

#### Dining Area (15' 0" x 11' 11") or (4.56m x 3.64m)

Tiled floor, double glazed sash window, cloak cupboard, wall lights and double glazed patio doors.

#### Utility Room (4' 10" x 8' 0") or (1.47m x 2.43m)

With base and wall units, plumbing for washing machine and appliance space. Gas central heating boiler, ceramic bowl and half sink unit with mixer tap. Part tiled, splash back, tiled floor, glass roof, wall light and double glazed sash window.

#### Separate WC (4' 11" x 3' 3") or (1.49m x 1.00m)

With low level WC, radiator, tiled floor and part tiled walls. Glass roof.

#### Inner Hall

With dado rail, double glazed door, coat hooks and quarry tiled floor.

#### Stone Steps To Cellar

#### Cellar Store Room 1 (11' 9" x 14' 9") or (3.57m x 4.50m)

With former coal shoot, gas meter, white washed stone walls. Brick floor, light and power.

#### Wine Store (4' 6" x 7' 1") or (1.36m x 2.17m)

With white washed stone walls, light power and flagstone tiled floor.

#### Cellar Store Room 3 (19' 7" x 11' 6") or (5.97m x 3.51m)

With white washed stone walls, power, light, concrete floor and shelving.

## Latimer Road, Llandeilo, Carmarthenshire.

### Stairs to first floor.

With open balustrade staircase and dado rail.

#### Half Landing

Dado rail, radiator, original stained and leaded glass window.

#### Landing

With coved ceiling, pendant lighting, dado rail and boarded floor.

#### Bedroom 1 (16' 2" x 13' 5") or (4.92m x 4.08m)

With picture rail, double glazed bay window, radiator, coving and decorative cast iron fireplace with hearth and tile surround.

#### Principle Bedroom (17' 10" x 18' 5") or (5.44m x 5.62m)

Boarded floor, double glazed sash window and double glazed sash bay window. Two radiators, picture rail, coving, decorative cast iron fireplace with tiled surround and tiled hearth.

#### En Suite Shower (10' 0" x 3' 0") or (3.06m x 0.91m)

Low level WC, double glazed sash window, part tiled, boarded floor and radiator. Pedestal wash hand basin, shower enclosure, electric shower and folding glass door. Down lights, coving, extractor fan and bathroom cabinet.

#### Bathroom (8' 8" x 7' 10") or (2.63m x 2.38m)

With low level WC, pedestal wash hand basin, boarded floor and double glazed sash window. Panelled bath with mixer tap and hand held attachment. Heated towel rail. Shower enclosure with electric shower, fully tiled and glass door. Down lights, extractor fan and part tiled walls.

#### Bedroom 3 (13' 0" x 8' 0") or (3.96m x 2.45m)

With boarded floor, two double glazed sash windows, radiator, coving and picture rail.

#### Inner Hall

Access to roof space, radiator, dado rail and pendant rail.

#### Bedroom 4 (10' 3" x 12' 0") or (3.12m x 3.67m)

Steps down. Radiator, two double glazed sash windows, picture rail, pull switch and access to loft space.

#### En-Suite Bathroom (4' 10" x 8' 11") or (1.48m x 2.71m)

With radiator, double glazed sash window, timber panelled bath with mixer tap and hand held attachment. Mains shower, shower screen and part tiled walls. Down lights, low level WC, pedestal wash hand basin and extractor fan.

#### Airing cupboard

With hot water cylinder and slatted shelves.

#### Bedroom 5 (11' 1" x 15' 5") or (3.37m x 4.69m)

With boarded floor, picture rail, coved ceiling, double glazed sash window and radiator. Decorative cast iron fireplace with tiled hearth and tiled insert.

#### Garage (15' 1" x 16' 8") or (4.60m x 5.09m)

With concrete floor, pedestrian door, electric roller door, power and light. Electric car charging point.

### EXTERNALLY

To the front, concrete pathway, stone wall forecourt with dwarf hedging. Climbing rose and established rose bushes.

Tiered rear garden. Patio area with wrought iron railings.

Steps down to lower level with wrought iron hand rail.

Lower garden. Neatly paved. Ornamental trees with pebble borders. Raised flower borders. Outside tap. Feature lighting.

Outdoor snug with light.

Vegetable and Fruit garden with runner beans and gooseberry plants. Outside tap and pedestrian gate.

#### Log Store (7' 7" x 11' 4") or (2.30m x 3.46m)

With concrete floor and light.

### Local Authority

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

### Broadband and Mobile phone

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

### Viewing Arrangements

By Appointment With The Selling Agent

