



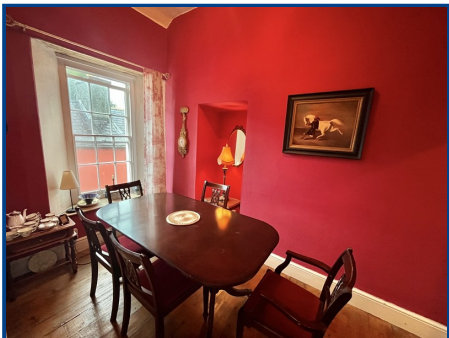
Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
12 Offices Across South Wales

11 Carmarthen Street
Llandeilo
Carmarthenshire
SA19 6AE

Price **£220,000**



- Prime central location in Llandeilo
- Formerly a chemist, clothing shop and hairdressers- Full of character and local heritage
- Currently configured as a residential property, perfect for full time living as a holiday home/ investment
- Generous internal space
- Potential for mixed use (subject to planning) offering scope for a live/ work lifestyle.
- EPC: PENDING



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

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.

General Description

An exciting opportunity to purchase a characterful property steeped in local history, situated in the heart of the picturesque market town of Llandeilo. 11 Carmarthen Street is a converted former shop, offering versatile living space within a building that has served the community, clothing boutique and hair salon over the years.

Tel: **01558 823 601**

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

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

Carmarthen Street, Llandeilo, Carmarthenshire.

Property Description

An exciting opportunity to purchase a characterful property steeped in local history, situated in the heart of the picturesque market town of Llandeilo. 11 Carmarthen Street is a converted former shop, offering versatile living space within a building that has served the community, clothing boutique and hair salon over the years.

Now a unique residential home, the property seamlessly blends original features with modern comfort, creating a one of a kind living experience. Its prominent frontage and large display windows still retain a touch of its commercial charm.

Whether you're seeking a distinctive home, a base in a thriving town, or a property with potential for further development (subject to planning), 11 Carmarthen Street offers something truly special.

Llandeilo and the surrounding area are popular destination to relocate to or holiday in with local attractions including the National Trust's Dinefwr castle and grounds, castles of Dryslwyn and Trap, Aberglasney house and gardens and the botanical gardens of Wales. The M4 extension at Crosshands is only about a 20 minute drive away putting the town in a very accessible location.

Entrance Door

Reception Room. (20' 10" Max x 20' 6" Max) or (6.34m Max x 6.25m Max)

Boarded floor, radiator and windows to front.

Inner Hall

Access to cellar, radiator, timber door to rear and stairs to first floor with open balustrade.

Half Landing

Cloakroom (3' 0" x 5' 9") or (0.91m x 1.74m)

With pedestal wash hand basin, part tiled and part timber panelling. WC, heated towel rail, window and boarded floor.

Landing

Boarded floor and access to loft space.

Sitting Room (13' 11" x 11' 9") or (4.23m x 3.58m)

Boarded floor, sash bay window, radiator and coat hooks.

Dining Room (11' 3" x 6' 6") or (3.42m x 1.99m)

With radiator, sash window and boarded floor.

Kitchen / Breakfast Room (14' 2" x 6' 7") or (4.31m x 2.0m)

With radiator, sash window, wall, base and drawer units. Stainless steel sink with double circular basin and mixer tap. Boarded floor.

Bedroom (9' 5" x 10' 7") or (2.88m x 3.22m)

With boarded floor, sash window and radiator.

En-Suite Shower Room

With radiator, fully tiled walls, corner sink and window. Shower enclosure with mains rainfall shower head and hand held attachment. Radiator.

Cellar

Steps down, with light.

Cellar Store Room 1 (4' 0" x 19' 0") or (1.21m x 5.79m)

Cellar Store Room 2 (14' 4" x 7' 9") or (4.36m x 2.35m)

With built in shelving.

Cellar Store Room 3 (19' 2" x 4' 6") or (5.85m x 1.36m)

With built in shelving.

Viewing Arrangements

By Appointment With The Selling Agents

Broadband and Mobile phone

The broadband and mobile signal is deemed as good in this area.

Local Authority

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

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

Directions

From our Rhosmaen street office walk down hill towards and past the Cawdor Hotel. Take the first right into Carmarthen street and the property is located up the street on the left.

