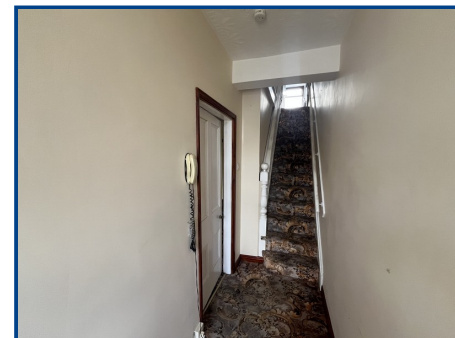




**Chartered Surveyor, Valuers,
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**Tyssul House
Talley Road
Llandeilo
Carmarthenshire
SA19 7HS**

Price **£249,950**



- Three bedroom semi detached house
- Requires modernisation- excellent scope for improvement
- Large driveway with parking for multiple vehicles
- Outbuildings with potential for workshops, storage or business use (subject to any necessary consents)
- Inspection pit- ideal for vehicle enthusiasts or trade use
- Generous plot with space to develop further potential
- Excellent road links and close proximity to Llandeilo town centre
- EPC: PENDING

General Description

NO ONWARD CHAIN! Tyssul House is a three bedroom semi detached property situated on the edge of Llandeilo town. While the house itself would benefit from modernisation, it offers excellent scope to create a spacious family home. The property is further enhanced by extensive outbuildings, a large driveway and ample parking- making it an attractive proposition for those seeking a business premises alongside their residence.

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

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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.

Tel: **01558 823 601**

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

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

Talley Road, Llandeilo, Carmarthenshire.

Property Description

Tyssul House presents a rare opportunity to acquire a property that combines residential accommodation with significant outbuilding space.

The main house comprises an entrance hallway, living/dining room, kitchen and lean to on the ground floor. Upstairs there are three bedrooms and a shower room. Although requiring updating, the property is well proportioned and offers plenty of scope to modernise.

Externally, the property really stands out. A large driveway provides parking for numerous vehicles, while the outbuildings offer a wide range of possibilities- from workshops to garages to potential business use, subject to the necessary permissions. The inclusion of an inspection pit will particularly appeal to motoring enthusiasts.

Located just a short distance from the centre of Llandeilo, Tyssul House enjoys both convenience and accessibility. Llandeilo is a thriving town known for its independent shops, cafes, restaurants and schools. The area also offers excellent schooling and leisure facilities, along with great transport links via the A40 and the nearby railway station with direct connections to Swansea and beyond.

Timber Front Door

With glass panels.

Entrance Hall

With stairs to first floor and telephone point.

Lounge/ dining room (20' 9" x 12' 6") or (6.32m x 3.82m)

With two radiators, two windows, open fireplace with decorative stone surround and slate hearth. Alcove shelving and under stairs cupboard with shelving.

Kitchen (9' 9" x 8' 0") or (2.97m x 2.44m)

With window, wall, base and drawer units. Stainless steel sink and drainer unit. Strip light, part tiled walls, built in cupboards with shelving. Tiled floor.

Lean To (6' 8" x 11' 3") or (2.02m x 3.44m)

With tiled floor, double glazed windows and door. Strip light, telephone point and plumbing for washing machine.

First Floor

Landing

Open balustrade and access to loft space.

Shower Room (10' 4" x 8' 0") or (3.15m x 2.45m)

With part respatex wall, extractor fan, window to rear, low level WC, pedestal wash hand basin, wall light with shaver point. Mains shower and radiator.

Bedroom 1 (9' 11" x 9' 4") or (3.03m x 2.85m)

With window to rear, radiator, pull switch and telephone point.

Bedroom 2 (11' 2" x 8' 6") or (3.41m x 2.60m)

With radiator, window to front and pull switch.

Bedroom 3 (8' 1" x 6' 7") or (2.46m x 2.00m)

With radiator and window to front.

Externally & The Outbuildings

Front walled and gated courtyard.

Rear garden area with external oil fired boiler and oil tank.

Large gravelled side area with further parking.

Former coal store (10' 7" x 10' 1") or (3.23m x 3.07m)

With light.

Corrugated Dutch Barn

Workshop area 6.28 x 6.16 with inspection pit, concrete floor, light and power.

Store area 6.28 x 6.64 with concrete floor, power, light and work bench.

Office space 2.88 x 3.20. Concrete floor and shelving.

Attached Lean-to (54' 9" x 18' 3") or (16.69m x 5.55m)

With concrete floor, light and power.

Container (25' 0" x 8' 0") or (7.61m x 2.43m)

Broadband and Mobile phone

The broadband and mobile phone signal is deemed good in this area. Please check with your provider.

Viewing Arrangements

By appointment with the selling agent.

Local Authority

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

Services

Mains electricity, mains water, mains drainage and oil central heating

Tenure

Freehold

Directions

From Llandeilo take the main A40 for Llandovery at the roundabout take the next left up Talley Road. The property will be located on the right hand side before the turning for Pant Glas park.

