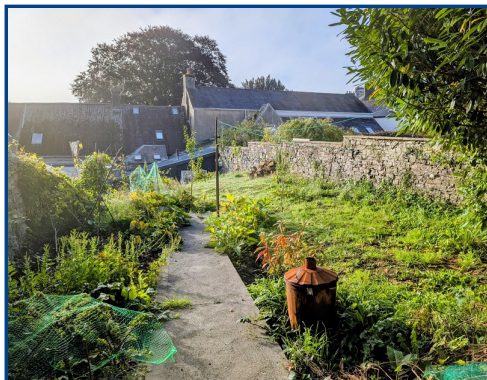
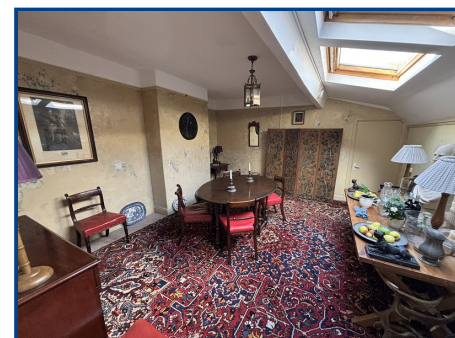
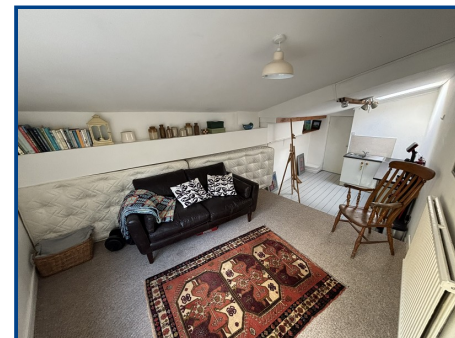




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**6 King Street
Llandeilo
Carmarthenshire.**

Price **£325,000**



- Grade II Listed Georgian Property comprising
- Retail Premises & 2 Storey Apartment Above
- Private Enclosed Rear Garden
- Prime Retail Area in Llandeilo Town
- Cellar Area
- Electric & Gas Heating
- Versatile Accommodation
- Chain Free
- EPC: C61/E47

General Description

An Attractive Grade II Listed Georgian Property comprising a retail shop area which has been extensively renovated with a well presented 2 storey apartment above and a private enclosed rear garden. South facing views to front.

EPC Rating: C61

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.

Tel: **01558 823 601**

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

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

King Street, Llandeilo, Carmarthenshire.

Property Description

This 18th Century Grade II Listed Building is of stone construction under a slated roof, a character-rich period property incorporating Georgian style windows. It has the benefit of electric heating to the ground floor which has been extensively renovated over recent years to provide an ideal shop premises for multiple uses and to the first and second floor a spacious apartment with gas heating. There is access to the rear of the property to a spacious garden area which is elevated and enclosed within a stone wall with concrete patio area.

Situated in a prominent and highly desirable location in the centre of Llandeilo within walking distance of most of its amenities which include shops, offices and schools. Llandeilo is centrally located for the M4, the County town of Carmarthen and approximately 1 hour by car from Cardiff. 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. The area is a well known tourist destination with popular attractions of Dinefwr Castle, Carreg Cennen Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

The accommodation comprises a ground floor shop area with retail areas, store room, kitchen and toilet facilities, cellar and on the first and second floor an apartment comprising Hall, Lounge, Dining Room, Kitchen, Studio,/Bedroom/living area, 2 Bedrooms, bathroom and Shower room. The versatile accommodation lends itself to incorporate a self contained annexe area.

CTFCP

Entrance Canopy

Double Glazed door to Shop Area comprising:

- Shop Retail Area (15' 9" Max x 20' 8") or (4.80m Max x 6.31m)**
Emergency lighting and electric heating. Double fronted shop area with a central door. Tiled floor, panelled walls and down lights. Two Georgian style bay windows and original beamed ceiling.
- Retail Area (8' 8" Max x 13' 6" Max) or (2.63m Max x 4.12m Max)**
Tiled floor, down lights and electric radiator.
- Retail Area (11' 11" x 5' 0") or (3.63m x 1.52m)**
Down lights and tiled floor.
- Inner Gallery/Kitchen Area (8' 2" Max x 17' 9") or (2.48m Max x 5.40m)**
Tiled floor, spot lights and radiator. KITCHEN AREA with single drainer stainless steel sink unit with mixer tap and base units. Down lights.
- Cloakroom**
Low level WC, wash hand basin with vanity cupboard and tiled floor.
- Store Room (10' 1" x 10' 1") or (3.07m x 3.07m)**
Tiled floor.
- Separate Access via the original panelled door to the apartment comprising:
 - Hall**
Original decorative floor tiles and panelled door to apartment. Door to cellar.
 - Cellar Room (18' 10" Max x 13' 8") or (5.74m Max x 4.16m)**
With electric radiator, concrete floor and fluorescent light.
 - Staircase To**
Half landing with radiator and part panelled walls. Staircase to lounge.
 - Inner hall with store cupboard. Access through to bedroom/living area and ensuite shower room which could be used as separate self contained accommodation.

King Street, Llandeilo, Carmarthenshire.

- Shower Room (4' 10" x 9' 0" Max) or (1.47m x 2.75m Max)**
With pedestal wash hand basin, low level WC and shower enclosure with shower unit. Radiator, sky light and built in airing cupboard. Part panelled walls.
- Studio/Reception/Bedroom (21' 9" x 9' 3") or (6.63m x 2.81m)**
Double glazed window and radiator. Stainless steel unit with mixer tap and work surfacing. Boarded floor, sky light and shelving.
- Kitchen (14' 6" x 8' 2") or (4.42m x 2.50m)**
With a range of wall, base and drawer units with fitted work surfacing, 4 ring electric hob and electric oven with extractor hood above. Bowl and a half sink unit with mixer tap, plumbing for washing machine and dish washer. Integrated fridge and freezer. Wall mounted gas central heating boiler. Quarry tiled floor, double glazed window and door to garden.
- Dining Room (14' 1" x 16' 3") or (4.30m x 4.96m)**
Two Sky lights, radiator, fitted cupboard and picture rail.
- Lounge (18' 9" x 21' 9" Max) or (5.72m x 6.63m Max)**
3 Georgian Style windows, radiators and panelled walls with feature fireplace with multi fuel stove, wall lights, boarded floor, beamed ceiling and concealed staircase to first floor.
- Staircase To**
Staircase with window to:
- Landing**
Access to roof space.
- Bedroom 1 (9' 4" x 9' 7") or (2.85m x 2.91m)**
Radiator, ceiling beam, window with secondary glazing and panelled door.
- Bedroom 2 (12' 1" x 9' 7") or (3.68m x 2.91m)**
Radiator, ceiling beam and window with secondary glazing.

- Bathroom (10' 9" x 10' 10") or (3.28m x 3.29m)**
With panelled bath with shower screen and over bath shower unit, pedestal wash hand basin and low level wc. Part tiled walls, laminate floor, sky light, radiator and store cupboard.
- EXTERNALLY**
To the rear of the property is a concrete patio area with steps up to an elevated garden area with store shed. Vegetable area.

Outside tap and outside porch light.

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. Please check with your provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

A

Directions

From our office continue down Rhosmaen Street passing the Cawdors on the right. Take a right into King Street and the property will be found on the right hand side.

