



1 Velindre, Llandovery,
Carmarthenshire, SA20 0RF



- * Grade II Listed 3 Bedroom Georgian Property *
- * Formerly The Principal Wing Of Original Gentry House *
- * Elegant & Spacious Accommodation With A Wealth Of Fine Quality Original Features *
- * Drawing Room, Kitchen/Diner, Utility Room, Bathroom / En-Suite / Downstairs Toilet *
- * Beautifully Maintained Front & Rear Gardens With Ample Parking *
- * Detached Garage & Outbuildings *
- * Frontage To River Gwydderig With Fishing Rights *

GUIDE PRICE £525,000

Description 1 Velindre is a beautifully appointed Grade II listed 3 bedroom Georgian property located just a short walking distance to the centre of Llandovery and its many amenities. The property was originally the principle wing of the original gentry house which was subdivided into 3 properties in the 1940's and provides elegant and spacious accommodation with a wide range of quality original features including grand oak and mahogany staircase, panelled doors, shuttered windows, the hall has fine elliptical arches with panelled reveals, bedrooms have domed ceilings, one with elaborate octagonal moulded plaster work.

The property lies in generous grounds with mature gardens, detached garage and ample car parking to the front and rear. The end of the garden fronts the River Gwydderig on which fishing rights are enjoyed.

The market town of Llandovery which benefits from comprehensive shopping facilities with a variety of shops, post office, ice cream parlour, patisserie, butcher, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with swimming pool, supermarket and sporting clubs including football, tennis and golf club and the renowned Llandovery Rugby Club on the outskirts of town.

The accommodation comprises as follows:

Entrance Through oak six panel front door with radial fanlight over. An impressive entrance hall. 22' 2 extending to 29' 2 x 10' 6 With grand oak and mahogany open well staircase. Two elliptical arches with panelled reveals, moulded ceiling

cornice, plate racks and 2 radiators. Walk in Storage Cupboard with shelving and radial fanlight window.

Porch with terrazzo tiled floor with door to side. **Separate Toilet** with low level wc and wash hand basin.

Drawing Room 23' 5 max x 16' 9 with triple aspect bay window, central sash opening into wall above, panelled shutters, moulded ceiling cornice and elliptical arched wall recess. Stovax woodburning stove with marble hearth and 2 radiators.

Kitchen 19' 3 max x 16' 1 with a range of floor and eye level Poggenpohl oak fitted units. Franke stainless steel sink and drainer with mixer tap. 5 ring NEFF gas hob with extractor over. Electrolux eye level electric oven with Sharp microwave over. NEFF integral fridge. Plumbing for dish washer. Part tiled walls. Worcester Bosch oil fired boiler with remote oil tank gauge. Moulded ceiling cornice and matching pair of elliptical arched wall recesses. Original oak floor. Large 20 pane sash window opening into wall above to provide walk through access to front garden. Panelled shutters. Radiator.

Utility Room 19' 3 x 9' 7 a useful space with a range of floor units with stainless steel sink and drainer. Full height pine panelled storage cupboard. Plumbing for washing machine. Quarry tiled floor. Radiator. Sky light. Door to outside. Larder/Storage Cupboard with cold slab and shelving. Quarry tiled floor.

First Floor

Landing a spacious galleried landing with mahogany handrail and balusters. Moulded ceiling cornice with two elliptical panelled arches. Radiator.

Bedroom 1 15' 9 x 17' 0 an unusual octagonal room with triple aspect bay window overlooking the rear gardens. Panelled window shutters. Ornate domed and moulded ceiling with painted panels depicting night sky. Tiled cast iron fireplace with mantel over. Radiator.

Bathroom 11' 6 x 8' 4 with reinforced acrylic bath, pedestal wash hand basin with glass shelf and mirror over. Low level wc in alcove. Shower cubicle with Mira shower. Panelled window shutters. Moulded ceiling cornice. Radiator with towel rail over. Walk in airing cupboard adjoining.

Bedroom 2 17' max x 10' 7 with domed ceiling and cornice. Cast iron fireplace. Built in wardrobe. Recess bookcase. Panelled window shutters. Radiator.

Bedroom 3 20' x 16' 2 with domed ceiling and central flat panel and cornice. Built in wardrobe. 2 windows with panelled shutters. Radiator. **En-Suite** with shower cubicle and Triton shower. Pedestal wash hand basin with glass shelf and mirror over. Towel rail.

Externally The property is approached by double wrought iron gates and railings with stone pillars to a sweeping gravelled driveway leading to the side and rear of the house. By the entrance there is a **Detached Garage** measuring 20' x 9' 9 with electric points and shelving. **Log Store** to the side and double bunded oil tank.

Along the gravelled driveway leading to the rear of the property is a lawned area to one side with a range of bushes, plants and shrubs to the other. To the rear of the property are 2 useful outbuildings - **Shed** measuring 9' 7 x 6' 1 and **Potting Shed** measuring 6' 4 x 4' 6.

The rear gravelled parking area leads to the beautifully maintained gardens which include box hedges, trellis pergolas and numerous flowering plants and shrubs.

Specimen trees including Magnolia, Liquid Amber, Nootka Cypress, Yew, Maple, Laburnum, Crab Apple, Native Beech and Oak along with a variety of young fruit trees including Plum, Apple and Pear. Formal geometric garden with sundial and topiary. To one side of the garden is a tall south facing stone wall covering the full length of the garden which offers shelter from the road and support for two Wisteria trees and numerous climbing roses.

At the end of the garden runs the River Gwydderig with a cedarwood Summer House placed on the bank overlooking open fields and a salmon pool, accessed via a gate and stone steps down to the riverbank, providing opportunities for private fishing and swimming.

Broadband & Mobile Phone Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services With mains electricity and water. Private drainage. Oil fired central heating. Calor gas bottles for gas hob. Fibre broadband is available at the entrance of the property but has not been connected. External security lighting.

Viewing Strictly by appointment please through the selling agents Messrs Clew Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Local Authorities Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Council Tax Band F

VIEWING: CONTACT THE AGENTS: Llandovery Office

Tel: 01550 720 440

E-Mail: llandoverly@ctf-uk.com Web Site: www.ctf-uk.com

Property Misdescriptions Act 1991

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

Professional Services

Our 12 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

MORTGAGE SERVICES - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices

