



## **1 Carmarthen Street, Llandeilo, Llandeilo, SA19 6AE**

**Offers in the region of £285,000**

**NO ONWARD CHAIN. VIEWING HIGHLY RECOMMENDED**

A beautifully restored 3 bedroom town house set in the idyllic town of Llandeilo with it's array of colourful houses, boutique shops, restaurants, cafes and galleries.

Named the best place to live in Wales by the Sunday Times (2022) it is ideally situated for schools and general amenities with a good bus route and road links to mains towns and the M4. The town is also just a stroll from the picturesque country walks in and around Llandeilo including the 800 acre Dinefwr Estate. The property which dates back to the 1800's has been refurbished to a very high standard. The property also comes with a shop which offers several options for the purchaser to include - keeping it as a shop/office to be utilised by themselves or rented out for a monthly income or used by the purchaser as an office to work from or integrated with the town house for further living space (subject to planning permission).

## First Floor

Hardwood part glazed entrance door to

### Entrance Hall

9'4" x 3'0" (2.87 x 0.92)

With stairs to first floor, exposed floorboards, coat hooks and stairs to the first floor.

### Lounge/Diner

11'5" x 13'3" increasing to 19'5" (3.48 x 4.06 increasing to 5.92)



With exposed floorboards, part exposed stone wall, radiator, upright radiator and 2 x wood windows to the front. Opening into the kitchen

### Kitchen

6'9" x 13'1" (2.07 x 3.99)



With a range of base and wall units, display cabinets, 1.5 bowl sink unit with mixer taps, 4 ring ceramic hob with oven under and extractor over, plumbing for automatic dish washer, part tiled walls, part tiled floor, integrated fridge and freezer, corner cupboard with wall mounted gas boiler for domestic hot water and central heating and uPVC double glazed window to rear.

## Inner Hall

Stairs to the second floor, radiator and uPVC double glazed window to the rear.

## First Floor

### Landing

With stairs to the second floor, radiator and wood window to the rear.

### Bedroom 1

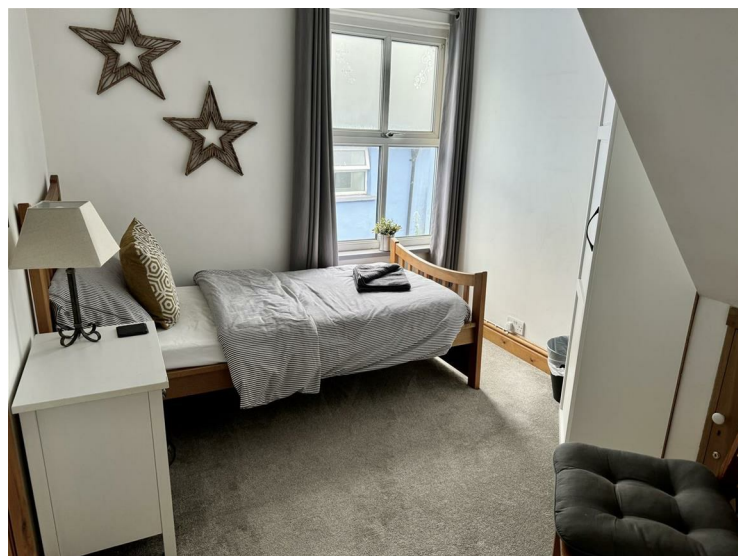
12'11" x 10'11" (3.95 x 3.34)



With feature fireplace, radiator, built in wardrobe and uPVC double glazed window to the front.

### Bedroom 2

9'11" x 8'2" (3.04 x 2.51)



With understairs cupboard, radiator and uPVC double glazed window to the front.



## Bathroom

6'9" x 13'10" (2.07 x 4.24)



With low level flush W/C, pedestal wash hand basin, 'P' shaped panelled bath with shower over and glass screen, part tiled walls, shaver point, heated towel rail, coved ceiling and uPVC double glazed window to the rear.

## Second Floor

### Landing

With exposed floorboards and 2 built in cupboards.

### Bedroom 3

12'10" x 9'3" (3.92 x 2.82)



With vaulted ceiling, radiator and 2 x roof windows.

## WC

6'11" x 9'3" (2.13 x 2.84)



With low level flush W/C, pedestal wash hand basin, plumbing for automatic washing machine, radiator, heated towel rail and a roof window.

## Shop

17'9" x 15'10" increasing to 20'5" (5.43 x 4.83 increasing to 6.23 )

Original brass framed window, exposed floorboards, stone fireplace, radiator, shop counter, uPVC double glazed window to the rear, half glazed door to store room and door to basement.

## Store Room

4'6" 4'7" (1.38 1.4)

With tiled floor and half glazed door to rear and wrought iron gate.

## WC

4'6" x 4'7" (1.38 x 1.41)

With low level flush W/C, pedestal wash hand basin, part tiled walls, tiled floor, extractor fan and wood double glazed window to the rear.

## Basement

8'10" x 10'5" (2.71 x 3.19)

With stainless steel sink unit and power and light.

## **Basement 2**

9'3" x 7'9" (2.83 x 2.38)

With power and light and sump to take out excess water.

## **Outside**

With rear courtyard, CCTV and Redcare Alarm System.

## **Note**

All photographs are taken with a wide angle lens.

## **Rateable Value**

£6,800

## **Services**

With mains water, gas, electric and drainage.

## **Directions**

Leave Ammanford on College Street and travel approximately 6 miles to the town of Llandeilo. Proceed over the river bridge and continue into the town, turn first left onto King Street and follow the road round onto George Street. Turn right onto Carmarthen Street and the property can be found on the right hand side, identified by our For Sale Board.

## **Agents Note**

Vendor will provide 12 months permit parking for the main car park within short walking distance of the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	74
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.