



1 Quay Street, , Llandeilo, SA19 6BL

Offers in the region of £345,000

Welcome to this charming semi-detached house located on Quay Street in the picturesque town of Llandeilo. With three cosy bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

One of the standout features of this property is the large garden, set within 0.20 acres, providing plenty of room for outdoor activities, gardening, or simply basking in the sunshine. Imagine hosting summer barbecues or enjoying a peaceful morning coffee in this beautiful outdoor space.

Not to mention, the stunning views over the Towy Valley add a touch of tranquility to this already idyllic setting. Whether you're unwinding after a long day or starting your morning with a breath of fresh air, these views are sure to captivate you.

This property is truly versatile, offering endless possibilities to make it your own. Whether you're looking for a peaceful retreat away from the hustle and bustle of city life or a cosy family home, this house has the potential to fulfill all your needs.

Don't miss out on the opportunity to own this lovely home in Llandeilo. Book a viewing today and discover the endless possibilities that this property has to offer.

PERMIT PARKING FOR TWO AND ONE VISITOR (£30pa per permit)

Ground Floor

Wooden entrance door to

Entrance Hall

with stairs to first floor, under stairs cupboard and radiator.

Lounge

16'2" x 15'3" (4.94 x 4.66)



with Inglenook style fireplace with multi fuel burner, 2 radiator, beamed ceiling and 2 wooden single glazed windows to front and uPVC double glazed window to rear.

Kitchen

18'11" x 9'10" (5.77 x 3.01)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, built in

cupboard, laminate floor, part tiled walls, radiator, part Quarry tiled floor, 2 uPVC double glazed windows to side and wooden door either side accessing side lane and rear garden.

Dining Room

10'0" x 11'5" (3.07 x 3.48)



with built in cupboard, radiator and uPVC double glazed window to side.

Downstairs Shower Room

14'10" x 11'2" (4.54 x 3.41)



with low level flush WC, wash hand basin and Granite surface, shower enclosure with mains shower, part tiled walls, laminate floor, downlights, extractor fan, shaver light, heated towel rail, radiator and uPVC double glazed window to rear.

First Floor

Landing

with built in cupboard with gas boiler providing domestic hot water and central heating, hatch to roof space and wood window to front.

Bedroom 1

11'3" x 11'6" (3.43 x 3.52)



with fitted wardrobes, radiator and uPVC double glazed window to rear.

Hobby Room

18'11" x 9'10" (5.79 x 3.02)



with radiator and 2 uPVC double glazed windows to side. Double doors and step down to

Bedroom 2

12'1" x 13'4" (3.70 x 4.08)



with radiator and uPVC double glazed window to side.

Dressing Room

6'3" x 12'1" (1.91 x 3.69)



with uPVC double glazed window to rear and wooden doors to decked balcony with panoramic views.

Bedroom 3

9'2" x 109'7" (2.81 x 33.42)



with built in wardrobes, radiator and single glazed wood window to front.

Separate WC

3'10" x 5'11" (1.18 x 1.81)



with low level flush WC and uPVC double glazed window to rear.

Bathroom

5'7" x 5'5" (1.71 x 1.66)



with pedestal wash hand basin, panelled bath, tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to side.

Outside



with tiled patio, extensive lawned garden with steps down to log store (1.86 x 10.52), vegetable garden with pond, mature shrubs and trees, decorative gravel areas, compost toilet, Summer House (3.72 x 3.74) with power and light connected, Store (3.96 x 3.44), small shed, Meditation Room (3.98 x 4.01) with power and light connected and 2 uPVC double glazed windows side alley to covered log store and store room and paved front garden.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band E

NOTE

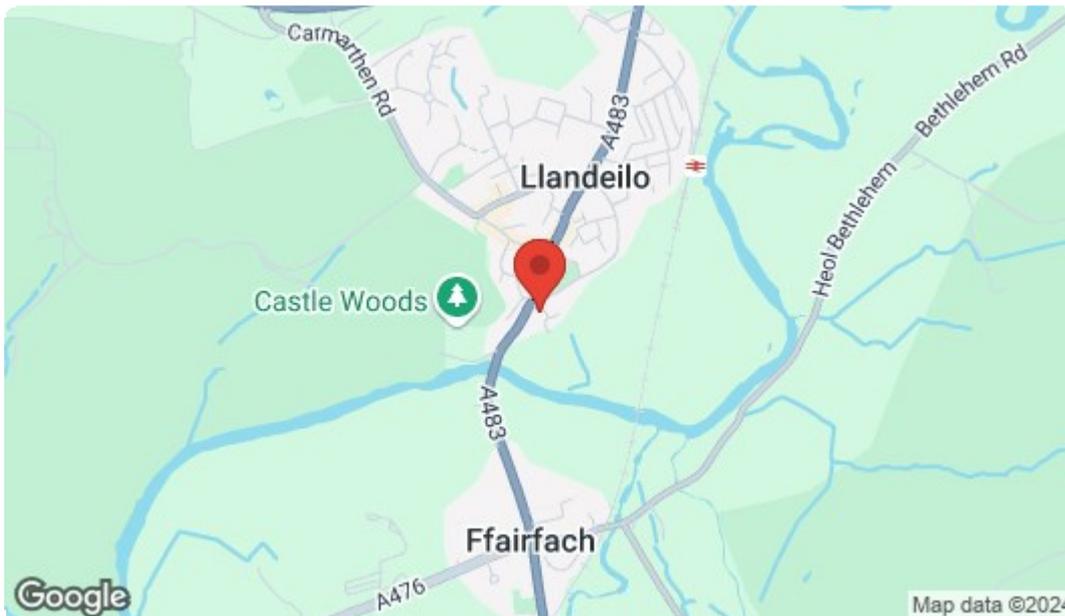
All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and travel approximately 6 miles to the town of Llandeilo. Proceed over the river bridge and as you come the end of it turn right down Quay Street and the property can be found on the right hand side, identified by our For Sale board. (to park you will need to park by the church and walk down to 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		94
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

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