



11 Bridge Street, Llandeilo, Llandeilo, SA19 6BN

Offers in the region of £220,000

We are delighted to offer for sale this character mid terrace cottage with many original features set on the edge of the popular market town of Llandeilo with beautiful views overlooking the river Towy and surrounding countryside. Only a short walk from Llandyfeisant Church and Dinefwr Park and within easy access of Newton House National Trust Park and the 12th Century Dinefwr Castle.

Llandeilo itself offers a variety of independent shops and eateries, schools, doctors and dentist.

Accommodation comprises vestibule, dining room, lounge, kitchen, utility room, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing and enclosed courtyard to rear and large garden on the other side of the bridge.

Ground Floor

Composite entrance door to

Vestibule

with tiled floor, coat hooks and door to

Dining Room

17'1" x 18'1" max (5.21 x 5.53 max)



with stairs to first floor, under stairs cupboard, radiator, coved ceiling and uPVC double glazed window to front. Double doors to

Lounge

15'10" max x 13'3" (4.83 max x 4.04)



with coal effect cast iron stove in stone surround and set on stone hearth, 3 wall lights, downlight, 2 radiators and uPVC double glazed window to front.

Kitchen

9'3" x 16'11" (2.84 x 5.18)



with range of base and wall units, display cabinets, one and a half bowl ceramic sink unit with mixer taps, breakfast bar, 4 ring gas hob with extractor over and oven under, spotlights, tiled floor, radiator, uPVC double glazed window to rear and side and French doors to rear.

Utility

9'4" x 5'6" (2.85 x 1.69)



with range of fitted base and wall units, low level flush WC, vanity wash hand basin, wall mounted gas boiler providing domestic hot water and central heating, plumbing for automatic washing machine, tiled floor, radiator and uPVC double glazed window to rear.

First Floor

Landing

with built in airing cupboard with slatted shelves, radiator and spotlights.

Bedroom 1

15'10" into wardrobe x 13'2" (4.85 into wardrobe x 4.03)



with range of fitted wardrobes, bed side units and dressing table, downlights, radiator and 2 uPVC double glazed windows to front.

Bedroom 2

11'0" max x 10'1" (3.37 max x 3.08)



with built in mirror fronted wardrobe, hatch to roof space, radiator and uPVC double glazed window to front.

Bedroom 3

9'4" x 8'11" (2.87 x 2.72)



with radiator and uPVC double glazed window to rear.

Bathroom

6'2" x 8'4" (1.88 x 2.55)



with fitted low level flush WC, vanity wash hand basin with cupboards under, walk in shower cubicle, downlights, heated towel rail and uPVC double glazed window to rear.

Outside



enclosed courtyard with store shed and

steps up to decking area. Across the road is a large garden approximately 40ft wide x 60 ft long which currently has many different sections and superb views to the front of the house

Services

Mains gas, electricity, water and drainage.

Council Tax

Band D

NOTE

All photographs are taken with a wide angle lens.

Directions

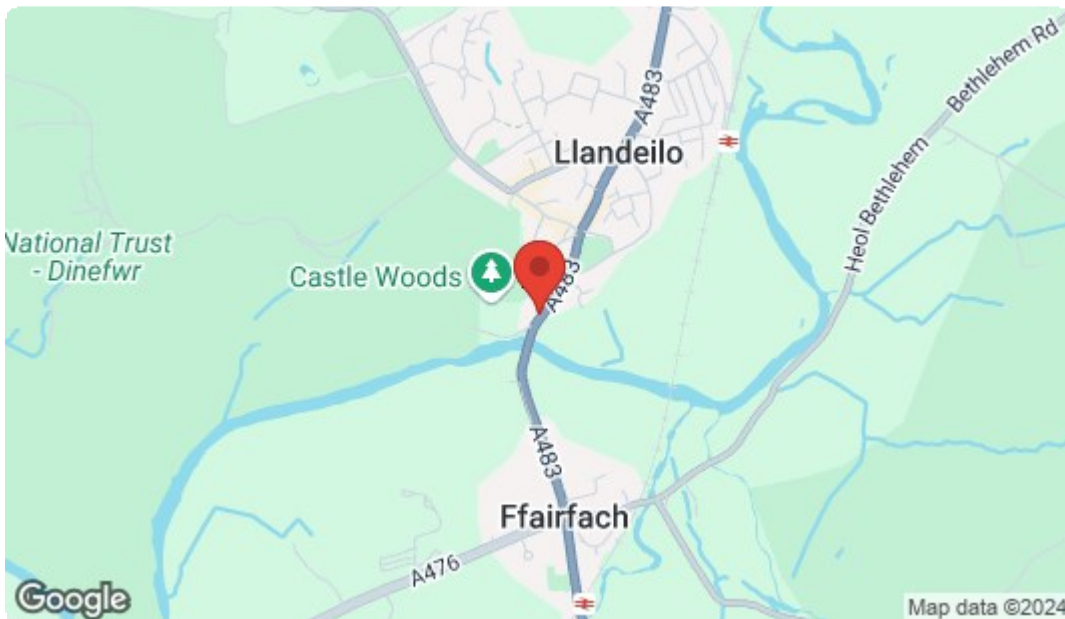
Leave Ammanford on College Street and travel approximately 6 miles to the town of Llandeilo. Proceed over the river bridge and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



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) A | | | 86 |
| (81-91) B | | 72 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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 | | | 83 |
| (81-91) B | | 70 | |
| (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.