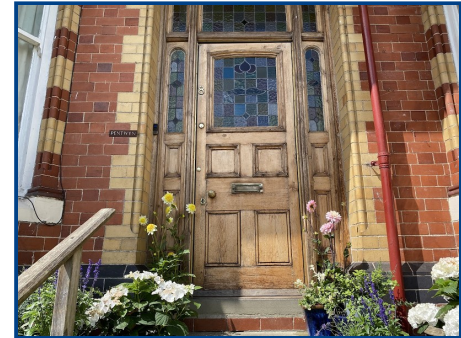




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**8 Clarence Road
Llandeilo
Carmarthenshire
SA19 6HY**

Price **£465,000**



- Substantial Edwardian residence
- Four bedrooms and attic hobby room
- Elevated position with views across the Towy Valley
- Wealth of original features
- Quiet no through road location
- Walking distance to Llandeilo town centre
- NO ONWARD CHAIN

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

Important notice

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Professional Services

Our 12 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.

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As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

General Description

Welcome to Pentwyn, a distinguished four bedroom Edwardian residence with views over the Towy Valley.

EPC Rating: E52

Tel: **01558 823 601**

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

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

8 Clarence Road, Llandeilo, Carmarthenshire.

Property Description

An elegant and substantial four bedroom Edwardian home occupying a prime position on a quiet no through road within walking distance of Llandeilo town centre. Pentwyn enjoys elevated views across the beautiful Towy valley and retains a wealth of original period features, offering generous and versatile accommodation arranged over three floors.

Pentwyn is an impressive period residence showcasing striking red brick elevations with decorative detailing, sash windows and a tradition gables facade. The property offers beautifully proportioned rooms with high ceilings, large windows and an abundance of natural light

The accommodation briefly comprises;

Ground floor. A welcoming entrance hallway with original detailing and staircase rising to the first floor. Three generous receptions rooms. A well appointed kitchen, utility room and shower room.

First floor with four well proportioned bedroom and a family bathroom. Second floor with a self contained suite, offering flexibility for family accommodation or for guests.

Outside the property is approached via steps leading to a charming front garden enclosed by brick walling, with mature shrubs and seasonal planting. The elevated setting enhances the property's commanding outlook across the Towy Valley.

Pentwyn is situated in Clarence Road, a peaceful and sought after residential no through road in the popular market town of Llandeilo.

Llandeilo offers a range of independent shops, cafes, restaurants, schools and leisure facilities. The area is renowned for its scenic countryside, nearby castles and the Brecon Beacons National Park all within easy reach.



Entrance

Original Edwardian lead and stained glass door. Tiled floor. Picture rail. Storage shelf and shoe storage.

Inner Hall

Stairs to first floor. Under stair cupboard with shelving, work top, and radiator. Door to rear.

Sitting Room (16' 8" x 10' 7") or (5.09m x 3.23m)

Currently used as a work room. Dual aspect. Bay window to front, picture rail, coved ceiling, radiator, sash window and built in cupboards.

Dining Room (10' 6" x 11' 7") or (3.20m x 3.52m)

With picture rail, radiator, coved ceiling and two sash windows. Cast iron open fire place with tiled hearth and surround.

Kitchen (12' 8" x 10' 1") or (3.85m x 3.07m)

Floor and eye level cupboards with granite worktops. Stainless steel bowl and a half with drainer. Quarry tiled floor and part tiled walls. Plate rack. Display cabinets. Bi fold double doors to living room. Double glazed sash window. Radiator.

Living Room (15' 7" x 12' 8") or (4.76m x 3.87m)

With parquet flooring. Picture rail. Coved ceiling. Dado rail. Gas fired stove with marble surround. Serving hatch. Radiator.

Utility Room (8' 10" x 5' 9") or (2.70m x 1.74m)

With eye and base units with granite worktops. Belfast sink. Plumbing for washing machine. Quarry tiled floor and part tiled walls. Heated towel rail. Sash window. Door to rear.

Shower Room (6' 8" x 5' 7") or (2.02m x 1.71m)

With Electric Mira shower in a cubicle.

Separate WC (5' 10" x 2' 3") or (1.79m x 0.69m)

With radiator, low level WC, wash hand basin and extractor fan. Quarry tiled floor.

Landing

With stairs to second floor, coved ceiling and dado rail.

8 Clarence Road, Llandeilo, Carmarthenshire.

Bedroom 1 (10' 6" x 8' 2") or (3.19m x 2.49m)

With cast iron fireplace, tiled hearth, built in cupboard, picture rail and radiator.

Bathroom (11' 4" x 6' 5") or (3.46m x 1.96m)

Part tiled walls, panelled bath with mixer tap and hand held attachment. Low level WC and radiator. Airing cupboard, heated towel rail and sash window. Hand wash basin, wall lights and wall heater.

Bedroom 2 (16' 9" x 13' 9" Max) or (5.11m x 4.19m Max)

With bay window, picture rail, cast iron fireplace, tiled surround and hearth. Sash window and radiator.

Bedroom 3 (12' 1" x 19' 6") or (3.68m x 5.95m)

With cast iron fireplace, tiled hearth, dado rail and coved ceiling. Radiator, built in shelving and bay window.

Bedroom 4 (11' 9" x 11' 1") or (3.58m x 3.39m)

With radiator, cast iron fireplace, tiled hearth, sash window and picture rail.

Dressing Room/Walk-In Wardrobe (8' 4" x 5' 11") or (2.54m x 1.80m)

Steps down. With shelving, sash window and Worcester gas boiler.

SECOND FLOOR ACCOMMODATION (20' 1" Max x 24' 3" Max) or (6.11m Max x 7.39m Max)

Narrowing to 3.28. Restricted head room. Four Velux windows, eaves storage, down lights, exposed beams. Base unit with stainless steel sink and drainer.

Shower Room

With low level WC, shower enclosure with Titan electric shower. Wash hand basin, part tiled and extractor fan.

EXTERNALLY

To the front the property is approached via steps leading to a charming front garden enclosed by brick walling, with mature shrubs and seasonal planting. The elevated setting enhances the property's commanding outlook across the Towy Valley.

To the rear there is a charming enclosed garden arranged over two levels. Paved patio area, complimented by mature shrubs. Steps lead to a raised lawn area with pergola and seating. Outside tap and light

Out house 3.20 x 1.87 with power and light. Concrete floor, window and work surface.

Pedestrian gate to rear lane.

Broadband and Mobile phone

Super fast broadband is available in this area. Mobile phone signal is deemed good, check with your network provider.

Local Authority

Viewing Arrangements

By appointment with the selling agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

E

Directions

From our office head down Rhosmaen Street passing Cks supermarket on your right. Take the next right into Alan Road and take the second right into Clarence Road where the property can be found on the right hand side.