

**1 George Hill, Llandeilo, Llandeilo, SA19 6AU**

**Offers in the region of £410,000**

A character 4 storey Grade II listed terrace house with some original features situated within walking distance of Llandeilo town centre which offers a range of boutique shops, restaurants, schools and transport facilities. Lower Ground Floor - kitchen/diner and WC. Ground Floor - 2 reception rooms. First Floor - 3 bedrooms one with en suite and family bathroom. Second Floor - 2 attic room. The property benefits from single glazing, gas central heating and courtyard.

## Ground Floor

Part glazed entrance door to

### Entrance Hall

25'3" x 3'10" (7.71 x 1.19)

with stairs to first floor, stairs to ground floor, radiator, wood floor, dado rail, cornice coved ceiling and wood stable door to rear.

### Sitting Room

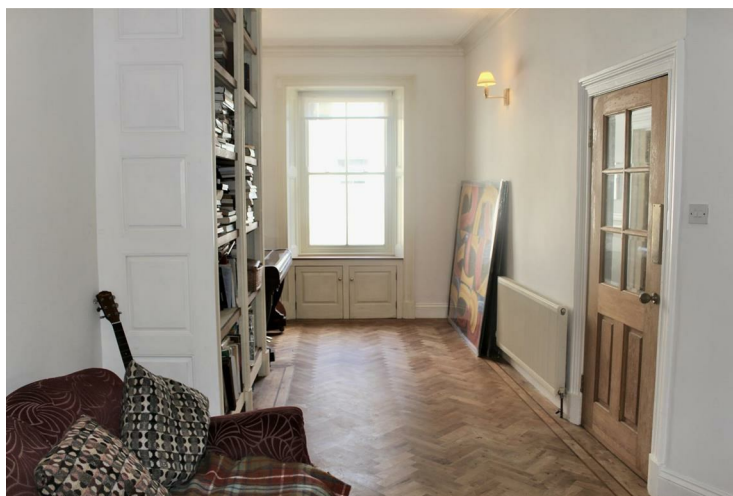
20'6" x 11'7" (6.27 x 3.54)



with walnut floor, 3 wall lights, radiator, coved ceiling and Sash single glazed window to front and side.

### Dining Room

21'11" x 8'5" inc to 10'0" (6.7 x 2.59 inc to 3.05)



with Canadian maple floor, 3 wall lights, radiator, coved ceiling and single glazed Sash window to front and side.

## Lower Ground Floor

## Kitchen/Diner

19'5" x 22'11" (5.92 x 7)



with range of fitted base and wall units, display cabinets, Belfast sink unit with mixer taps, 4 ring Halogen hob with oven under, wooden work surface, plumbing for automatic washing machine, plumbing for automatic dishwasher, built in shelves, exposed brick wall, part tiled walls, tiled and oak floor, 2 radiators, downlights and 2 single glazed windows to side and 2 to front.

### Under Stairs Store (L Shape)

10'0" x 2'10" inc to 8'3" (3.06 x 0.87 inc to 2.52)

### WC

3'9" x 4'10" (1.16 x 1.49)

with macerator low level flush WC, vanity wash hand basin, part tiled walls, tiled floor and radiator.

## First Floor

### Gallery Landing

with spiral staircase to second floor, radiator, coved ceiling and 2 single glazed windows to side.

### Bedroom 1

15'3" x 12'9" (4.66 x 3.91)

with radiator, coved ceiling and 2 single glazed Sash windows to front.

### En Suite

11'4" x 7'3" (3.47 x 2.23)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with mains shower, panelled bath, part tiled walls, heated towel rail and single glazed Sash window to front.

### Bedroom 2

13'2" x 9'7" (4.02 x 2.94)



with radiator, coved ceiling and single glazed Sash window to front and side.

### Bedroom 3

12'2" x 8'2" (3.72 x 2.51)



with wood floor, radiator, coved ceiling and single glazed sash window to side.

### Second Floor

### Attic Room

19'8" max x 15'10" (6.01 max x 4.84)  
with 2 built in cupboards, wood floor,  
radiator and 2 velux windows.

### Attic Room

9'6" x 14'2" (2.92 x 4.32)  
with wood floor and velux window.

### Bathroom

7'4" x 7'4" (2.26 x 2.25)  
with steps down into bathroom with low  
level flush WC, pedestal wash hand basin,  
panelled bath with shower over, part tiled  
walls, radiator and 2 single glazed window  
to rear.

### Outside



with small tiled courtyard to rear.

### Council Tax

Band E

### NOTE

All internal 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 continue into the town, turn first left onto  
King Street and follow the road round onto  
George Street and the property can be  
found in front of you, identified by our For  
Sale board.

### Material Information

#### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Mains gas

Broad Band Speed: Download 80 Mbps

Upload 20 Mbps

Mobile coverage: EE 74% Vodafone 71%  
three 69% O2 58%

#### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low  
risks, Flooding from surface water and  
small watercourses- Very low risk

Rights and Easements: Flying free hold

Restrictions: none



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		
<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.