

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

18A KING STREET, CARMARTHEN, CARMS, SA31 1BH

Tel: (01267) 236611 & 237721 E-mail: carmarthen@evansbros.co.uk



The Old Bakery Llansteffan, Carmarthen, Carmarthenshire, SA33 5LW

Reduced To £299,950 ono

A CHARMING VERY WELL PRESENTED TRADITIONAL END OF TERRACE EXTENDED COTTAGE enjoying a DELIGHTFUL COASTAL POSITION OVERLOOKING THE BEACH AT LLANSTEFFAN and being in VERY GOOD CONDITION throughout. The versatile accommodation comprises 2 / 3 LIVING ROOMS, 2 / 3 BEDROOMS, a SHOWER ROOM and a SEPARATE BATHROOM and benefits from ELECTRIC CENTRAL HEATING and DOUBLE GLAZING. The property also offers excellent potential to be SPLIT INTO 2 SELF-CONTAINED APARTMENTS if required (subject to any necessary consents). Externally there is an ENCLOSED REAR COURTYARD together with a SEPARATE DETACHED SINGLE GARAGE. A highly appealing coastal property suitable for a variety of uses including main residence, holiday home or investment opportunity. Conveniently located just approx. 8.5 MILES FROM THE COUNTY TOWN OF CARMARTHEN. NO ONWARD CHAIN. EPC: F

LOCATION & DIRECTIONS

What3Words ///chatted.corn.nightcap Beautifully located at O.S. Grid Ref. SN 354 107 next to The Green, Llansteffan and literally within a stone's throw of the popular sandy beach. The Village offers the usual village amenities including a Post Office / Stores, Primary School and two Public Houses, while the County Town of Carmarthen is approximately 9 miles away with three large Supermarkets, Multi-screen Cinema, Leisure Centre, two Secondary Schools, mainline Train Station, General Hospital etc. From the JOHN STREET CAR PARK, take the exit onto John Street and turn right. At the "T" junction turn left and continue through two sets of traffic lights to the mini roundabout. Take the 2nd exit into Park Terrace and continue for approx 1 mile (passing the Local Government Offices on the left & Picton Monument). At the bottom of Monument Hill, turn left at the traffic lights onto the B4312 (proceeding past the Leisure Centre on the left-hand side) and then on for approx 8 miles to Llansteffan. On entering the Village, turn left into Water Lane (as if heading down towards the beach), and at the bottom, turn right to keep the Green on your left. After approx 150 yards, the property will be seen on the right.

CONSTRUCTION

We understand the property is built partly of traditional solid stone and part block, with elevations rendered and painted, under a duo pitched slate composite tiled roof, to provide the following spacious and well appointed accommodation.

LIVING ROOM

16'9" x 14'1" max (5.11 x 4.31 max)



With a good quality laminate floor, a decorative fireplace, French doors to the hallway and 2 windows to the front facing the Green.

OPEN PLAN KITCHEN / DINING ROOM

16'7" x 11'5" (5.07 x 3.50)



Having a red quarry tiled floor and fitted with a good quality range of kitchen units incorporating an integrated dishwasher, a white twin bowl acrylic sink, a double oven with a 4 ring ceramic hob over, plumbing for an automatic washing machine, space for a tumble dryer, part tiled walls and an upvc half glazed stable door to the rear courtyard. Decent sized dining area with a wall mounted vertical radiator. Smooth rendered ceiling.

BEDROOM 2

10'1" x 7'10" (3.08 x 2.39)



Louvre front double wardrobe to the side and smooth rendered ceiling.

SHOWER ROOM

9'4" x 5'2" max (2.85 x 1.59 max)



Fully tiled walls, a slate effect tiled floor, large walk-in shower cubicle with a tropical shower head, modern paneled sink and WC. Good sized airing cupboard to one side housing the electric boiler and the hot water tank.

SEPARATE WC

Red quarry tiled floor. Wall mounted wash hand basin.

STUDY / BEDROOM 3

14'6" x 9'4" (4.43 x 2.85)



A good sized room with a louvre fronted double hanging wardrobe to the side and a staircase to the first floor.

FIRST FLOOR

The property has been designed in such a way that converting it to 2 self contained apartments should be relatively straightforward.

FIRST FLOOR LOUNGE

19'2" x 18'7" (5.86 x 5.68)



Given the views across the beach and the estuary, this room tends to be used as the main living room and has good quality laminate flooring, exposed roof trusses, a large picture window to the front, a feature woodstove to the side and a range of kitchen units. 2 Velux style rooflights and fully glazed French doors onto the first floor balcony - measuring approx 5.1m x 4m.

BEDROOM 1

18'3" x 14'6" (5.58 x 4.44)



Quality laminate flooring, 3 Velux style rooflights, feature exposed roof trusses, fitted wardrobes to the side, TV point and eaves storage space.

BATHROOM

9'3" x 4'3" (2.83 x 1.3)



Fitted with a modern white 3-piece bathroom suite comprising a paneled bath, WC and pedestal washbasin. Cupboard housing a separate electric hot water tank for upstairs.

EXTERNALLY



To the rear of the cottage, there is an enclosed and sheltered courtyard with a part red and black quarry tiled and part cobbled floor, a small Verandah with French doors back to the dwelling, a top quality heavy-duty floodgate and a strategically placed drainage pump and a spiral staircase to the first floor balcony.. To the side, there is a right of way past the other cottages and onto the graveled lane at the back and the SINGLE GARAGE.

SERVICES

Mains electricity, water and drainage. Full electric central heating. Full upvc double glazing.

BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX

We understand that the property is in Band D and the Council Tax payable for the 2026 / 2027 financial Year is £2,351 which equates to approx £195 a month without discounts.

AGENTS NOTE

We are obliged to point out the property is in an area classed as liable to "Moderate" to "Low" risk flooding. Our clients family have owned the property for the last 29 years and in that time, we understand there have been 2 instances of surface water flooding (one in December 2023 and one in January 2025) but BOTH of which were caused by the local river overflowed its banks and apparently "there had been no flooding in living memory" before these 2 incidents. Since 2023 the authorities have carried out flood prevention works and there have been no incidents since. Our clients did however install a top quality flood gate and sump as an ADDITIONAL precaution. Their survey showed that if the flood gate and the sump had been in place before 2023, neither flood would have caused any damage.

Approx Gross Internal Area
140 sq m / 1505 sq ft



Ground Floor
Approx 74 sq m / 794 sq ft

Denotes head height below 1.5m



First Floor
Approx 66 sq m / 711 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		58
	36	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



MART OFFICE, **LLANYBYDDER**,
CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462