



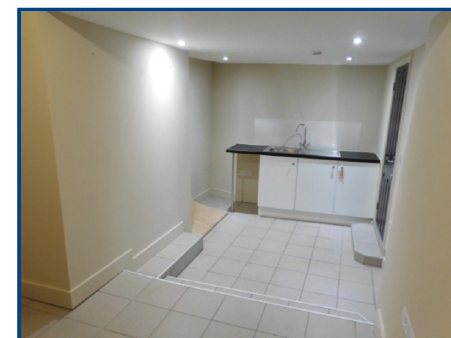
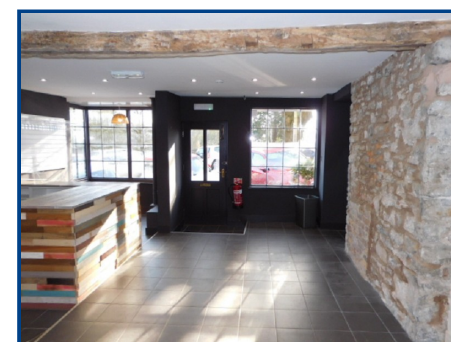
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**6 King Street
Llandeilo
Carmarthenshire.**

Price **£280,000**



- Grade II Listed Georgian Property comprising
- Retail Premises & 2 Storey Flat Above
- Private Enclosed Rear Garden
- Prime Retail Area in Llandeilo Town
- Cellar Area
- Electric & Gas Heating
- EPC: C61 & E47



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

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Professional Services

Our 14 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.

General Description

An Attractive Grade II Listed Georgian Property comprising a retail shop area which has been extensively renovated, with a 2 storey flat above and a private enclosed rear garden.

EPC Rating: C61

Tel: **01558 823 601**

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

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

Property Description

This 18th Century Grade II Listed Building is of stone construction under a slated roof incorporating Georgian style windows. It has the benefit of electric heating to the ground floor which has been extensively renovated over recent years to provide an ideal shop premises for multiple uses and to the first and second floor a spacious flat area with gas heating. There is access to the rear of the property to a spacious garden area which is elevated and enclosed within a stone wall with concrete patio area.

Situated in a convenient location in the centre of Llandeilo within walking distance of most of its amenities which include a bank, shops, offices and schools. Llandeilo is centrally located for the M4, the County town of Carmarthen and approximately 1 hour by car from Cardiff. Leisure amenities are available within walking distance to include Tennis Courts, Playing Fields, Penlan Park, Dynevor Park with its Historic Castle, nature walks and wildlife reserve. The area is a well known tourist destination with popular attractions of Dinefwr Castle, Carreg Cennen Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

The accommodation comprises a ground floor shop area with office, cellar, kitchen/diner, cloakroom and store room and separate entrance to the flat area comprising Hall, Lounge, Dining Room, Kitchen, Bedroom/living area, 2 Bedrooms and 2 Shower rooms.

Entrance Canopy

Double Glazed door to:

Shop

Recently renovated to Building Regulations with emergency lighting and electric heating. Double fronted shop area with a central door.

Retail Area (20' 10" Max x 16' 1" Max) or (6.36m Max x 4.89m Max)

With two Georgian style bay windows, tiled floor, natural stone wall, original ceiling beam, Built in counter, down lights and step to;

Office (9' 7" Max x 13' 6" Max) or (2.92m Max x 4.12m Max)

Tiled floor and electric radiator.

Inner Hall (11' 10" x 5' 0") or (3.61m x 1.52m)

Down lights and tiled floor. Steps down to:

Cellar Room (18' 10" Max x 13' 8") or (5.74m Max x 4.16m)

With electric radiator, concrete floor and fluorescent light.

Kitchen/Diner (17' 7" x 8' 2") or (5.36m x 2.48m)

Electric radiator and tiled floor. Single drainer stainless steel sink unit with mixer tap and base units.

Cloakroom

Low level WC, wash hand basin with vanity cupboard and tiled floor.

Store (10' 0" x 10' 7") or (3.05m x 3.23m)

Tiled floor.

FLAT

Separate Access via the original panelled door.

Hall

Original decorative floor tiles and panelled door to Flat area.

Staircase To

Half landing with radiator and part panelled walls.

Inner hall to bedroom/living area and ensuite shower room which could be used as separate accommodation.

Bedroom/Living Area (21' 9" x 9' 3") or (6.63m x 2.81m)

Double glazed window and radiator. Stainless steel unit with mixer tap and work surfacing. Boarded floor, sky light and shelving.

Shower Room (4' 9" x 8' 11" Max) or (1.46m x 2.73m Max)

With pedestal wash hand basin, low level WC and shower enclosure with Triton shower unit. Radiator, sky light and built in airing cupboard. Part panelled walls.

Staircase To

Landing with stairs up to top floor.

Lounge (19' 6" x 20' 10" Max) or (5.95m x 6.35m Max)

(narrowing down to 4.45m). 3 Georgian Style windows, 3 radiators, natural stone walls, original ceiling beams, stone fireplace with hearth and built in side cupboard. Wall lights and TV point

Dining Room (14' 1" x 16' 2") or (4.29m x 4.94m)

Two Sky lights, radiator, fitted cupboard and picture rail.

Kitchen (14' 6" x 8' 1") or (4.43m x 2.47m)

With a range of wall, base and drawer units with fitted work surfacing, built in Bosch oven with 4 ring electric hob. Stainless steel sink unit with mixer tap. Plumbing for washing machine and dish washer, wall mounted gas central heating boiler, shelving and beams. Quarry tiled floor, double glazed window and door to garden.

Staircase To

Wide staircase with window to:

Landing

Access to roof space.

Bedroom 1 (9' 5" x 9' 6") or (2.88m x 2.90m)

Radiator, ceiling beam, window with secondary glazing and panelled door.

Bedroom 2 (11' 3" x 9' 5") or (3.44m x 2.88m)

Radiator, ceiling beam and window with secondary glazing.

Shower Room (10' 9" x 6' 3") or (3.28m x 1.91m)

(restricted headroom) With large shower enclosure with Triton shower unit, pedestal wash hand basin and low level wc. Sky light, radiator and store cupboard.

EXTERNALLY

To the rear of the property is a concrete patio area with store shed and steps up a mainly lawned garden with flower borders and ornamental trees contained with stone walling.

Store Shed

Outside Tap

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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Directions

From our office continue down Rhosmaen Street passing the Cawdors on the right. Take a right into King Street and the property will be found on the right hand side.

