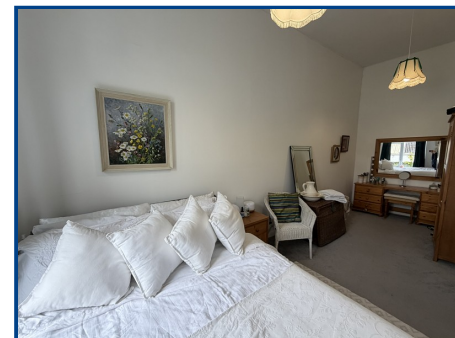




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**11 Bank Buildings
Llandeilo
Carmarthenshire.**

Price **£237,500**



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

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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.

Money Laundering Regulations

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.

- Llandeilo Town Centre
- An Unique Corner Property
- Versatile Accomodation
- Lending itself to 2 Separate Flat Area
- Car Parking Space
- Gas Central Heating & Underfloor Heating

General Description

An unique town centre property in a convenient location. This characterful property offers modern living with a bright and airy feel. It has the benefit of gas central heating and underfloor heating to the ground floor. The versatile accommodation lends itself to two separate flat areas , ideal for holiday let, rentals or Airbnb.

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Bank Buildings, Llandeilo, Carmarthenshire.

Property Description

This unique and delightful 4 bedroom property offers spacious open plan ground floor living area with bedroom, shower room and pantry and to the first floor a flat area comprising kitchen/breakfast room, lounge, shower room and 2 further bedrooms with separate entrance.

An ideal investment property with potential for rentals, airbnb and holiday lets.

The town itself offers a wide and varied range of amenities including shops, offices, doctors surgery, chemist, library and schools etc. Leisure amenities are available including tennis courts, parks and playing fields and both the property and the town are within waling distance of Dynevor Castle and park with its extensive nature walks and wildlife reserve and the adjoining National Trust property, Newton House. The area is a well known tourist destination with other popular attractions of Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and the Botanical Gardens of Wales all within a short driving distance.

Set within the picturesque Towy Valley, Llandeilo enjoys excellent connectivity to the M4 and the wider County of Carmarthenshire. Cardiff is approximately one hour by car, while Llanelli and Swansea are around 30 minutes away. The area is also a popular tourist destination, with a wealth of nearby attractions including Dinefwr Castle, Carreg Cennen Carreg, Dryslwyn Castle Aberglasney Gardens and the National Botanic Garden of Wales, all within a short drive.

Entrance Door

to:

Open Plan Kitchen / Dining / Sitting Room (23' 5" x 22' 6") or (7.13m x 6.87m)

(approx measurement). A spacious open plan area, this area has under floor heating. Tiled floor, stainless steel sink unit and mixer tap, cooking range, stairs to first floor, suspended ceiling and understairs area. Access to roof space. Window to front and side.

Incorporating an inner lobby area with plumbing for washing machine and shelving.

Built in store cupboard.

Pantry (7' 8" x 5' 10") or (2.33m x 1.77m)

With shelving, tiled floor, base cupboards and worktop.

Shower Room (4' 10" x 6' 8") or (1.47m x 2.04m)

With pedestal wash hand basin, low level wc and shower enclosure. Tiled floor and walls. Double glazed window.

Bedroom (6' 9" x 11' 9") or (2.07m x 3.59m)

With double glazed window and tiled floor.

Dressing Room/Box Room (10' 10" Max x 10' 9") or (3.30m Max x 3.27m)

Tiled floor and sash window.

First Floor

Bespoke staircase to:

Entrance Area

Secondary entrance doorway. Stairs to first floor. Coat hooks. (This area is an ideal flat area with its own separate entrance).

Bank Buildings, Llandeilo, Carmarthenshire.

Landing

With wall mounted gas boiler. Double glazed window. Open balustrade.

Inner Landing

Access to roof space.

Shower Room (8' 6" x 5' 5") or (2.59m x 1.64m)

With radiator and laminate floor. Pedestal wash hand basin, low level wc and shower enclosure with rainfall shower and hand attachment. Extractor fan, coved ceiling and pull switch.

Kitchen / Breakfast Room (17' 4" x 9' 10") or (5.28m x 2.99m)

With range of base units, stainless steel sink unit, cooker space, laminate floor, space for fridge radiator and shelving.

Lounge (17' 9" x 14' 0") or (5.42m x 4.26m)

Coved ceiling, large windows and radiator.

Bedroom 1 (8' 5" x 7' 2") or (2.56m x 2.18m)

With double glazed window and radiator.

Bedroom 2 (18' 10" x 8' 3") or (5.73m x 2.52m)

Double glazed window and radiator.

EXTERNALLY

Paved area with parking area.

Local Authority

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

Broadband and Mobile phone

The broadband and mobile signal is deemed good in this location. Please check with your provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

D

Directions

From our office proceed across the road and take the left hand turn where the property will be found on the left hand side.

