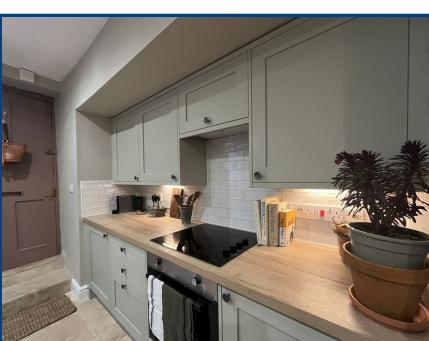


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

Leicester House
17 Carmarthen Street
Llandeilo
Carmarthenshire SA19 6AE

Price £249,950



- Three bedroom townhouse
- Featured in the film Carrie's War
- Recently renovated and beautifully presented throughout
- Rear enclosed low maintenance courtyard
- Spacious and versatile living accommodation
- Prime central location in Llandeilo
- Unique and charming home with historic appeal
- EPC: PENDING

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 exceptional three bedroom townhouse located in the heart of the sought after market town of Llandeilo. Recently renovated and beautifully dressed throughout, Leicester House effortlessly blends period charm with modern living. The property is also notable for having been featured in the film Carrie's War, adding a unique and historic appeal.

Tel: 01558 823 601

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Web: www.ctf-uk.com

17 Carmarthen Street, Llandeilo, Carmarthenshire.

Property Description

An exceptional three bedroom townhouse located in the heart of the sought after market town of Llandeilo. Recently renovated and beautifully dressed throughout, Leicester House effortlessly blends period charm with modern living.

Rich in local history, the property has previously served the community as a boot and shoe makers, butchers, farriers, newsagents, booksellers and confectioners, adding a distinctive heritage and character rarely found in homes today. The property is also notable for having been featured in the film Carrie's War, further enhancing its unique and historic appeal.

Llandeilo is situated in the Towy Valley, centrally located for the M4 Motorway, the town town of Carmarthen and is about 1 hour from Cardiff and 30 minutes drive from Llanelli and Swansea.

The property is located in the Market Town of Llandeilo which provides a good range of amenities together with rail link on the Heart of Wales line. The Country administrative town of Carmarthen is approximately 15 miles and the M4 motorway can be joined at Pont Abraham providing access to the University City of Swansea and of course is the main route to the rest of the Country.

Door to:

Kitchen/Diner (13' 5" x 11' 8") or (4.10m x 3.55m)

Step down.

With a range of drawer, wall and base units. Electric oven, induction hob and extractor fan over. Ceramic sink and mixer tap. Integrated fridge, dishwasher and washing machine. Tiled floor and part tiled walls. Sash window, double glazed window and double glazed door into courtyard. Radiator and down lights.

Inner Hall

With stairs to first floor, oak flooring, down lights and timber panelled walls.

Living/Dining Room (23' 6" Max x 15' 9" Max) or (7.17m Max x 4.79m Max)

L Shape narrowing down to 3.02 x 2.84. With former shop front windows, sash window and timber door. Oak flooring, wall lights, down lights, two radiators, telephone point and TV point.

Inner Hall

With shelving and oak flooring.

Cloak Room (3' 4" x 8' 2") or (1.02m x 2.50m)

With tiled floor, low level WC, wash hand basin, radiator and double glazed window. Storage area.

First Floor

Landing with open balustrade and access to loft space.

17 Carmarthen Street, Llandeilo, Carmarthenshire.

Tenure

Freehold

Directions

From our office turn left down Rhosmaen Street and turn right into Carmarthen Street, proceed to the top and the property will be found on the left hand side.

Bedroom 1 (13' 5" x 10' 2") or (4.08m x 3.10m)

With sash window and double glazed window. Built in shelving, radiator, telephone and TV point.

Bedroom 2 (10' 0" x 16' 1") or (3.04m x 4.89m)

Built in shelving, two radiators and two sash windows.

Bedroom 3 (12' 5" x 5' 5") or (3.79m x 1.65m)

With wall light, radiator, sash window, TV and telephone point.

Bathroom (10' 4" x 5' 5") or (3.16m x 1.64m)

With heated towel rail, pedestal wash hand basin, tiled floor and part tiled walls. Timber panelled bath with mixer tap. Shower enclosure with mains shower, down lights, double glazed window and extractor fan.

EXTERNALLY

Enclosed low maintenance paved courtyard.

Local Authorities

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

Viewing

By appointment with the selling agent.

Broadband and Mobile phone

The mobile signal is deemed to be good in this location. Ultrafast broadband is available in this area.

Services

Mains electricity, mains water, mains drainage, mains gas

