



## 11 Bank Buildings, Llandeilo, SA19 6BU

**Starting Bid £225,000**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £225,000

Nestled in the charming town of Llandeilo, this delightful property in Bank Buildings offers a unique blend of character and modern living. With four bedrooms, including two conveniently located on the ground floor, this property is ideal for families or those seeking a comfortable space to call home.

The open-plan living kitchen is a standout feature, providing a bright and airy atmosphere, perfect for both relaxation and entertaining. This versatile space allows for seamless interaction, making it an inviting area for family gatherings or socialising with friends. There are also two well-appointed bathrooms, one on each floor, ensuring convenience for all residents.

One of the key advantages of this property is the availability of parking for two vehicles; a rare find in such a central location. This feature adds to the overall appeal, making daily life more manageable and stress free.

The upstairs flat offers a sense of privacy, while still being part of the vibrant community below. The potential for short-term rentals, such as Airbnb, makes this property an attractive investment opportunity for those looking to generate additional income. (has operated as a successful Airbnb previously).

In summary, this characterful property in Llandeilo represents a wonderful opportunity for comfortable living in a picturesque setting. With its spacious layout, convenient parking and potential for rental income, it is a property not to be missed.



## Ground Floor

Hardwood entrance door to

### Open Plan Kitchen/Living

20'6" max x 22'9" max (6.26 max x 6.95 max)



with bespoke oak hand made stairs to first floor flat which can be locked from inside to have the second floor as a separate dwelling, range of fitted base units, stainless steel single drainer sink unit with mixer taps, gas cooker point, plumbing for automatic washing machine, tiled floor, suspended ceiling, store room (0.95 x 2.67), under stairs cupboard and Single glazed window to side and double glazed window to front.

### Pantry

5'10" x 7'7" (1.79 x 2.33)



with base units with work surface, shelving and tiled floor.

## Downstairs Shower Room

4'10" x 6'8" (1.48 x 2.05)



with pedestal wash hand basin, shower enclosure with mains shower, tiled walls, tiled floor and uPVC double glazed window to side.

## Ground Floor Bedroom 1

6'9" x 11'8" (2.06 x 3.56)



with tiled floor and uPVC double glazed window to rear.



## Ground Floor L Shape Bedroom 2

10'7" x 10'9" (3.24 x 3.29)



with 2 windows into Lounge and Sash window to front.

## First Floor Flat

uPVC double glazed entrance door to rear. Stairs up to

### Entrance Hall

with wall mounted gas boiler providing domestic hot water and central heating (with 9 years left of the platinum warranty) and double glazed window to side.

### Inner Hall

with hatch to roof space.

### Kitchen

17'2" x 9'1" (5.25 x 2.78)



with range of fitted base units, stainless

steel single drainer sink unit, electric cooker point, shelving, coved ceiling, part tiled walls, radiator and uPVC double glazed window to side.

## Lounge

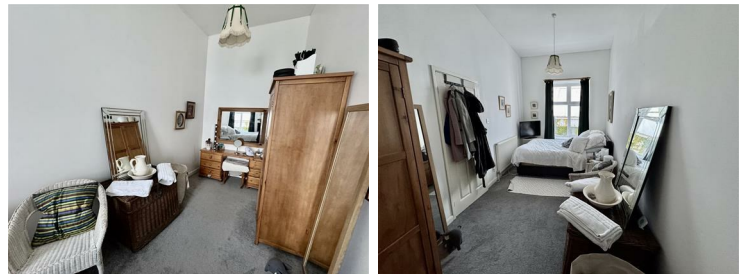
17'9" x 13'10" (5.42 x 4.23)



with radiator, coved ceiling and 2 uPVC double glazed windows to front.

## Bedroom

8'5" x 18'9" ( 2.58 x 5.74)



with radiator and uPVC double glazed window to rear.



## Bedroom

8'4" x 6'11" (2.56 x 2.11)



with radiator and uPVC double glazed window to rear.

## Shower Room

8'4" x 5'4" (2.56 x 1.63)



with low level flush WC, pedestal wash hand basin, double shower enclosure with dual head main shower, extractor fan and coved ceiling.

## Outside



with separate access to first floor flat, small courtyard garden/off road parking.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band D

## 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 second left onto Bank Buildings and the property can be found in front of you, identified by our For Sale board.

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the

Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

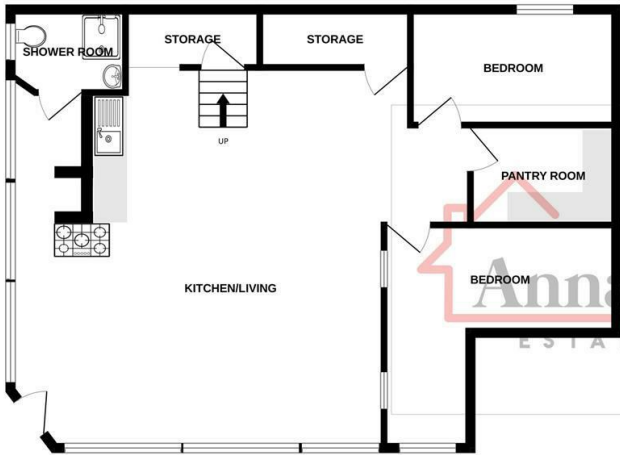
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

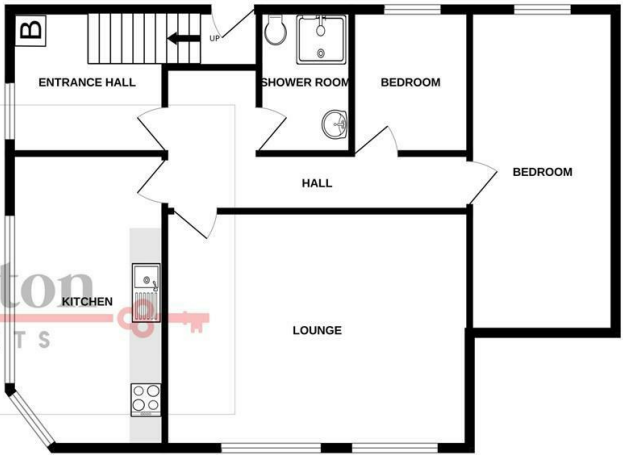
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Please note:  
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.