



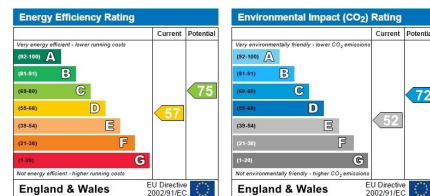
1 Latimer Road, Llandeilo SA19 6HS

Offers in the region of £249,950

EER 57 EIR 52

2/3 Bedroom Property With Character &
Charm

Versatile Accommodation
Potential Self Contained Annexe
Boasts a Studio Style Room with
Spectacular Views



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HC/RO/71237/090719

DESCRIPTION

*****END TERRACED**

PROPERTY WITH TOWY VALLEY VIEWS***

A two/three bedroom character property situated in a sought after location in the historic market town of Llandeilo. The versatile accommodation is arranged over three floors retaining much of its character and charm and boasts a studio style room on the second floor with large Fakro windows to the rear taking advantage of the spectacular scenery over the Towy Valley. The well stocked garden offers a great deal of privacy and benefits from side access.

Llandeilo is situated in the Towy Valley, one of the most sought after regions in the principality and is centrally located for the M4, the County Town of Carmarthen, Llanelli and Swansea. Internal viewing is highly recommended to fully appreciate this property.

ENTRANCE HALLWAY

Double panel radiator, stairs to first floor.

LOUNGE

15'2(to window) x 12'4 (4.62m (to window) x 3.76m)

Two double glazed windows to front, picture rail, alcoves with built-in cupboards, working fireplace, double panel radiator, double glass panel doors to:

BREAKFAST ROOM

11'0 x 10'2 (3.35m x 3.10m)
Single glazed French doors to rear garden, storage room with single glazed window, under stairs storage cupboard, working fireplace, double panel radiator, picture rail.

UTILITY ROOM

8'11 x 5'10 (2.72m x 1.78m)
Two single glazed windows to rear, fitted with base units,

single bowl sink unit with draining board, double panel radiator, shelving.

WET ROOM

5'10 x 4'5 (1.78m x 1.35m)
Double glazed window to side, WC, pedestal wash hand basin, double panel radiator, ceramic tiled flooring, part tiled walls, power shower with drainage.

FIRST FLOOR LANDING

Double glazed window to rear with views, stairs to second floor, under stairs storage cupboard.

BEDROOM 1

11'8 x 10'2(to alcove) (3.56m x 3.10m (to alcove))
Double glazed windows to front, feature working fireplace, double panel radiator.

KITCHEN/BEDROOM

11'1 x 10'7 (3.38m x 3.23m)
Double glazed window to rear, picture rail, double panel radiator, feature working fireplace, fitted with wall, base and glass display unit, 1½ bowl sink unit with drainer, electric hob & oven.

SHOWER ROOM

7'6 x 6'9 (2.29m x 2.06m)
Double glazed window to front, exposed floorboards, WC, pedestal wash hand basin, shower cubicle with Respatex splash back, double panel radiator, picture rail.

SECOND FLOOR LANDING

STUDIO STYLE LIVING

ROOM/BEDROOM 3

22'8 x 16'3/17'0 (6.91m x 4.95m)
Double glazed windows to front and rear, large Fakro windows to rear with views over the Towy valley and garden, 2 double panel radiators, A frame beams, feature brick chimney breast, exposed floorboards, plumbing and ventilation for en-suite if required. Potential

to convert back to 2 bedrooms.

EXTERNALLY

Access to the rear garden is via a side pathway and locked door or rear French doors, this comprises a great deal of privacy being mainly laid to lawn with an abundance of flowers and shrubs. There is an external **BOILER ROOM** housing a pressurised water system and gas boiler which runs the domestic hot water and central heating to the property.

SERVICES

We are advised all mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Ammanford office take the A483 towards Llandeilo. On reaching Llandeilo proceed through the town on Rhosmaen Street, turn right onto Alan Road and then first right onto Latimer Road whereby the property will be located and identified by the John Francis for sale board.