



**1 Clarendon Road, Llandeilo, Carmarthenshire, SA19 6LF**

**Offers in the region of £239,500**

An attractive Period house set in superb location within the popular Country Market town of Llandeilo commanding fabulous views over the Towy Valley towards the hillsides beyond and standing in corner plot with excellent Studio. The house provides the following versatile accommodation: Reception Hall, Sitting/Dining Room with multi-fuel stove; Fitted Kitchen/Breakfast Room; Utility Room, Conservatory; Basement; 3 Bedrooms and Spacious Bathroom. Double Glazing. Gas fired central heating. External insulation. Vehicular courtyard to side. 17 square metre Studio with french doors to balcony with wonderful outlook. Garden shed. Herbaceous borders and flower beds

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## RECEPTION HALL 13'7" 3'10" (4.15m 1.17m)

Stairs to first floor. Radiator.

## LOUNGE/DINING ROOM 22'11" x 13'6" (7.01m x 4.12m)



Dunsley multi-fuel stove on slate hearth and stone effect fire surround. Quarry tiled floor to dining area. 3 Radiators.

## ANOTHER ROOM ASPECT



## KITCHEN/BREAKFAST ROOM 12'3" x 9'9" (3.75m x 2.98m)



Single drainer stainless steel sink unit with mixer tap. 4 ring ceramic hob with extractor hood above. Zanussi twin built in oven. Fitted oak front base and wall cupboards. Ample work-surface. Quarry tiled floor. Decorative fireplace. Pine panelled ceiling and walls.

## ANOTHER ROOM ASPECT



## UTILITY ROOM 10'5" x 3'8" (3.19m x 1.14m)

Worcester gas fired boiler for heating requirements. Quarry tiled floor.

## CONSERVATORY 13'4" x 5'9" (4.08m x 1.77m)

## BASEMENT 16'9" x 9'4" (5.11m x 2.86m)

## FIRST FLOOR

## LANDING 17'9" x 5'11" (5.42m x 1.81m)



Attractive balustrade. Radiator.

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**BEDROOM 10'7" x 10'2" (3.25m x 3.11m)**



Radiator.

**BEDROOM 9'2" x 7'7" (2.80m x 2.32m)**



Fine valley views. Radiator.

**BEDROOM 12'4" x 9'1" (3.76m x 2.77m)**



Fabulous views. Radiator

**ANOTHER ROOM ASPECT**



**A VIEW FROM THIS ROOM**



**BATHROOM 8'7" x 7'4" (2.64m x 2.26m)**



Panelled bath with shower above and tiled surround. Pedestal hand basin. Low level W.C. Oak effect floor. Built in linen cupboard. Radiator.

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## ANOTHER ROOM ASPECT



## OUTSIDE

The property occupies a lovely location alongside one other house with which it shares the access road. To the side of the house is a gated access to. Parking space.

## STUDIO/WORKSHOP 15'5" x 12'1" (4.70m x 3.70m)



Pine panelled floor. French doors with wonderful views and access to decked balcony.

## GARDEN

To the rear and side of the house and studio are herbaceous and flower bed borders

## SERVICES

We are advised that the property is connected to all mains services

## TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

## COUNCIL TAX

We are advised that the proposal is in Band " " and that the liability for the year 2020/21 is £

## EDUCATION

## SPORTING AND RECREATIONAL

## LOCATION

## VIEWING

By appointment with BJP

## OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

## N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

## PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY& VALUATION

## WEBSITE ADDRESS

Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: [www.bjpco.com](http://www.bjpco.com); [www.rightmove.co.uk](http://www.rightmove.co.uk); [www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.com](http://www.primelocation.com) or [www.onthemarket.com](http://www.onthemarket.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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			
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