



**1 George Hill,  
Llandeilo SA19 6AU**

**Offers in the region of £299,900**

**\*\* PERIOD 3BED (EN SUITE) GRADE II TOWN RESIDENCE &  
LOVELY VIEWS \*\***

**Popular Town Location EER E53**

**Character Features**

**4 Floors With Basement Kitchen Loft room Ideal Bedroom (stc)**

**EJ/RO/70300/280519**

**DESCRIPTION**

**\*\* PERIOD 3 BED (EN SUITE) TOWN CENTRE CORNER PROPERTY WITHIN POPULAR TOWN OF LLANDEILO & FINE VIEWS - LOFT ROOM WITH POTENTIAL FOR BEDROOM 4 (STC) - VIEWING HIGHLY RECOMMENDED \*\***

An impressive period Grade II listed town house having a corner position within the pretty Market town of Llandeilo, enjoying lovely views over the Churchyard and King Street towards the rolling countryside of the Towy Valley. The property offers spacious family sized accommodation in good condition throughout, arranged on 4 floors including basement kitchen/diner and spacious loft room being ideally suited for bedroom 4 (stc). Retaining many character features including high coved ceilings and solid timber flooring, providing versatile accommodation with a perfect combination of traditional and contemporary design. Outside there is a small side enclosed courtyard area having access to off side archway lane.

**SITUATION**

The property is conveniently situated at the historic centre of the picturesque Market Town of Llandeilo with a rail link on the Heart of Wales line. It hosts a vibrant cafe culture with a variety of literary, music and food festivals throughout the year. Excellent Sports and Cultural amenities can be accessed as well as enjoying the beautiful countryside with its historic Parks, Castles and Gardens. The renowned rivers of the

Towy and Cothi are noted for their salmon, sewen and sea trout fishing.

There is a choice of two Primary Schools offering education through the medium of English or Welsh. The newly built state Secondary School offers excellent facilities. The M4 corridor is close by providing access to the University cities of Cardiff, Swansea and beyond.

**ACCOMMODATION**

The property which occupies a corner terrace position within the popular town is of traditional construction lying under a slated roof and benefitting from gas fired central heating. The property is Grade II listed and offers character features including high coved ceilings, solid oak timber flooring etc and is arranged over four levels. There is a spacious loft room being ideally suited as a additional bedroom or study etc (stc). The well proportioned family style accommodation provides as follows:

**ENTRANCE HALL**

Feature arched cornice and ceiling mouldings, attractive staircase to first floor and down to lower ground floor, stable style door to side courtyard, oak flooring, 2 radiators, doors to:

**RECEPTION/LIVING ROOM**

21'4 (max) x 11'3 (6.50m (max) x 3.43m)  
Double aspect windows being light and airy enjoying lovely views along King Street and over the churchyard and towards the hills beyond, large column radiator, built-in cupboard, walnut panel flooring, irregular shaped room.

**SITTING ROOM**

23'1 (max) x 10'4 (max) (7.04m (max) x 3.15m

Built-in library/display cabinet, parquet block oak flooring, built-in cupboard, wall lighting, radiator, fitted window seat with store cupboards beneath, window to front, irregular shaped room.

**BASEMENT KITCHEN/ DINER (L SHAPED)**

22'7 (max) x 18'8 (max) (6.88m (max) x 5.69m)  
Fitted with a range of handcrafted pine cupboards with beech woodblock worktops over, glazed cupboards with display shelving, Belfast sink with brass mixer tap, fitted electric oven with 4 ring Bosch ceramic hob over, plumbing and space for washing machine and dishwasher, oak panel surround, larder display cupboard, attractive curved brick wall column, beamed ceiling, down lights and wall lighting, tiled floor, 2 radiators, double aspect windows, door to:

**STORE ROOM/ CLOAKROOM**

Useful storage area, low level WC, tiled flooring, radiator.

**FIRST FLOOR LANDING**

Approached via attractive staircase with pine balustrade hand rail, radiator, spiral staircase to second floor, doors to:

**BEDROOM 1**

15'5 x 12'11 (4.70m x 3.94m)  
Two radiators, 2 windows to front with lovely views, door to:

**EN-SUITE BATHROOM**

11'4 x 7'4 (3.45m x 2.24m)  
Comprising panel bath, Quadrant tiled shower cubicle, vanity unit with wash hand basin and storage cupboard, fitted worktop, low level WC,

heated towel rail, window to front, tiled floor.

### **BEDROOM 2**

13' (max) x 10'10 (max)  
(3.96m (max) x 3.30m  
Double aspect windows with lovely views to the side, radiator, irregular shaped.

### **BEDROOM 3**

12'3 x 8'1 (3.73m x 2.46m)  
Window to side, oak timber flooring, radiator.

### **BATHROOM**

7'4 x 7'4 (2.24m x 2.24m)  
Suite comprising panelled bath with shower over and curtain/rail, pedestal wash hand basin, low level WC, 2 windows to rear, radiator, oak flooring.

### **SECOND FLOOR/LOFT AREA**

Approached via spiral staircase leading to:

### **STUDY/DRESSING ROOM**

14' (max) x 9'1 (4.27m (max) x 2.77m)  
Velux window, oak flooring, radiator, door to:

### **LOFT ROOM**

19'7 (max) x 16'3 (max)  
(5.97m (max) x 4.95m  
Ideally suited as another bedroom or study area etc (subject to consent), built-in storage cupboards with oak panelled doors, built-in linen cupboards with shelving and houses the Worcester gas fired boiler, feature pointed brick walling, oak flooring, radiator, 2 Velux windows, raised recess area.

### **EXTERNALLY**

There is a pretty enclosed courtyard area to side with quarry tiled flooring and gated access leading to side archway.

### **PLEASE NOTE**

The property is subject to a flying freehold in the en suite bathroom over the archway beneath.

### **SERVICES**

We are advised that mains electricity, water and drainage to the property.

### **VIEWING**

By appointment with the selling Agents on 01570 422 846 or e-mail  
lampeter@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 the Cawdor Hotel in the middle of town proceed on a short distance towards Ffairfach and take a right turning into a public car park. Proceed up through the car park on King Street and the property will be found at the top directly in front.

