



3 Abbey House, Abbey Terrace, Llandeilo, Carmarthenshire SA19 6BD

£499,950 For Sale

Property Features

- Three storey 4/5 bedroom Georgian townhouse
- Retaining many original character features throughout
- Private stone walled rear garden
- Prestigious town centre address within the town's conservation area
- Permit parking to the front
- Walking distance to the town's shops, eateries, public houses, doctors surgery and schools

Property Summary

A charming 4/5 bedroom three storey Georgian townhouse that's been sympathetically modernised over the years whilst retaining and preserving the many original character features throughout, situated in one of the town's prestigious residential addresses.



Full Details

Background

Abbey House, formerly a finishing School for Girls, is a charming three storey Georgian townhouse which has been sympathetically renovated and modernised over the years whilst retaining many original character features to include original wooden flooring, internal panelled doors, timber sash windows and fireplaces.

Situation

The property fronts onto Abbey Terrace, a prestigious residential street within the towns conservation area overlooking St. Teilo's Church and a short walking distance from the centre of Llandeilo, a popular market town in the heart of the Tywi valley. The town offers an array of independent stores, boutiques, eateries, public houses and convenience stores, to name a few, in addition to a medical centre and bilingual education provisions. Llandeilo train station is also within easy walking distance with direct train services along the well-regarded Heart of Wales line.

Ground Floor

Living Room 1

4.48m x 3.60m (14' 8" x 11' 10")
Bay window to front, fire place.

Living Room 2

3.91m x 4.60m (12' 10" x 15' 1")
Bay window to front, fire place, original flooring, shutter door divider between the Dining Room.

Dining Room

3.64m x 3.17m (11' 11" x 10' 5")
French doors to garden room, original flooring, cast iron fireplace.

Garden Room

3.48m x 3.61m (11' 5" x 11' 10")

Kitchen

3.52m x 3.02m (11' 7" x 9' 11")
Modern fitted kitchen, Bosch dishwasher, Everhot, pantry cupboard, tiled flooring.



Dining Area

3.47m x 2.18m (11' 5" x 7' 2")
Fitted corner seating, sky light, steps up to rear garden, access to basement.

Basement

Room 1 - 1.73m x 4.43m (5' 8" x 14' 6")
Room 2 - 3.62m x 2.51m (11' 11" x 8' 3")

First Floor

Bedroom 1

3.64m x 4.64m (11' 11" x 15' 3")
Bay window to front.

Bathroom

3.86m x 3.22m (12' 8" x 10' 7")
WC, wash hand basin, freestanding bath, shower, boiler cupboard, towel rail.

Office

1.58m x 3.32m (5' 2" x 10' 11")
Window to front.

Bedroom 2

3.89m x 4.51m (12' 9" x 14' 10")
Bay window to front.

Bedroom 3

3.42m x 3.84m (11' 3" x 12' 7")
Window to rear, fitted wardrobes.

En-Suite

1.43m x 1.86m (4' 8" x 6' 1")
W.C and wash hand basin.

SECOND FLOOR

Master Bedroom

1.99m x 3.36m (6' 6" x 11' 0") and 3.73m x 3.81m (12' 3" x 12' 6")
Fitted cupboards, velux to rear, eaves storage.





En-Suite

3.91m x 3.12m (12' 10" x 10' 3")

W.C, wash hand basin, shower, towel rail, freestanding bath.

EXTERNALLY

Rear Garden

The property benefits from a private stone stone walled rear garden laid to patio area and lawn.

Further Information

Tenure

We understand the property is held on a Freehold basis.

Services

We understand that the property benefits from mains gas central heating, mains electricity, mains water and mains drainage connections.

Energy Performance Certificate

EPC Rating D (56).

Council Tax Band

We understand that the Carmarthen County Council Tax Band is F - approx. £2,756.95 for 2023/2024.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

Planning

Please direct all planning related enquiries to Carmarthenshire County Council Planning Department.

Plans

Plans are prepared for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.





Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE.
Tel: 01267 234567

Viewing

Strictly by appointment with the Vendors Sole Agents Rees Richards & Partners.

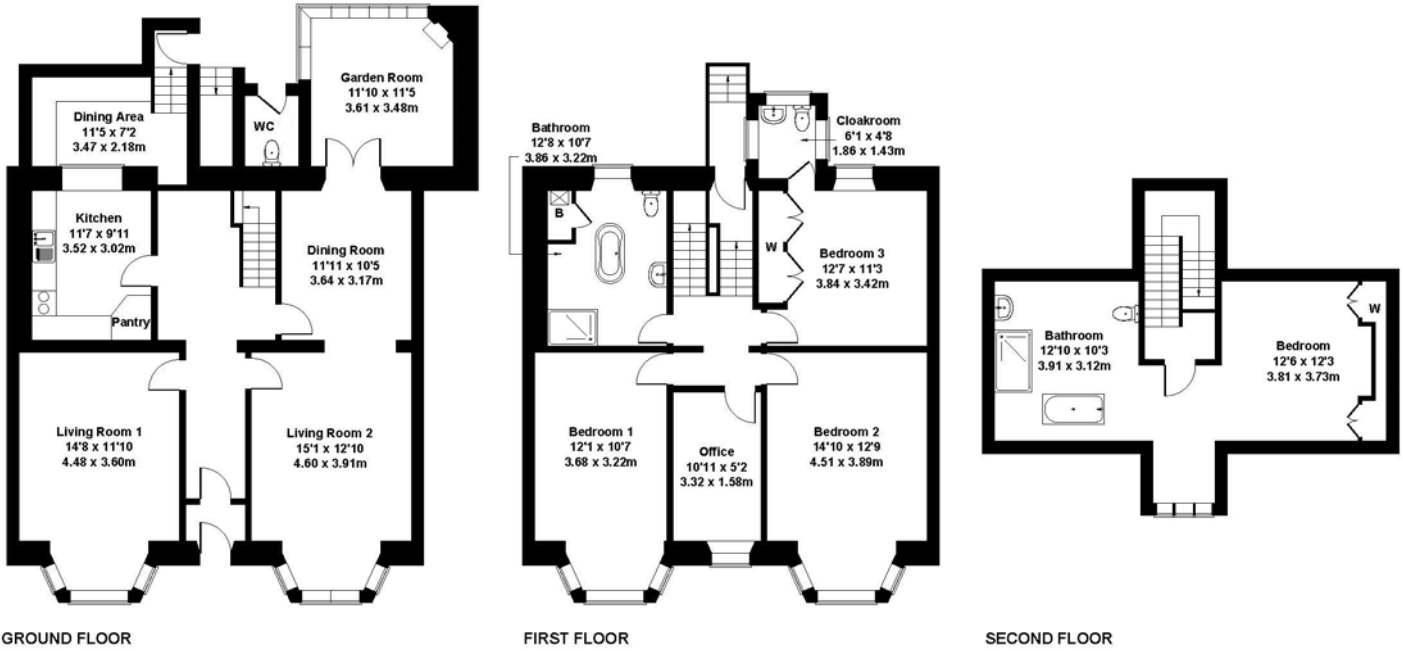
Please contact Carmarthen Office for further information:

12 Spilman Street, Carmarthen SA31 1LQ.

Tel: 01267 612021 or email property@reesrichards.co.uk

Abbey House, 3 Abbey Terrace, Llandeilo SA19 6BD

Approximate Gross Internal Area
2659 sq ft - 247 sq m



Not to Scale. For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	