



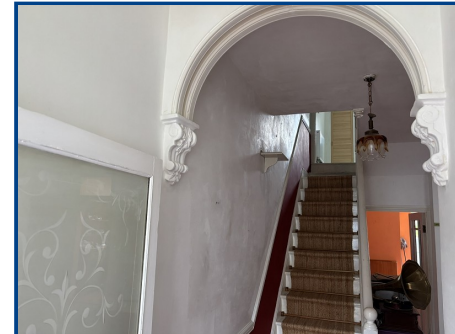
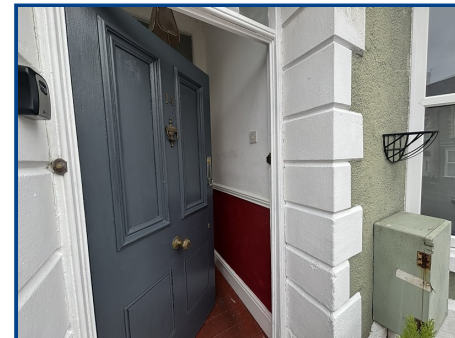
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**14 Alan Road
Llandeilo
Carmarthenshire.**

Price **£259,950**



- Characterful four bedroom mid-terraced town house
- Spacious living and dining rooms with original period fireplaces
- Generous kitchen/breakfast room
- Useful cellar providing additional storage and utility
- Far-reaching views over the Towy Valley
- Useful timber workshop
- Wealth of original period features and character
- Excellent opportunity to create a charming family home or characterful town residence



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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General Description

14 Alan Road offers a rare combination of period character, versatile accommodation and attractive views. With three bedrooms plus an attic room, generous reception space, kitchen/breakfast room, cellar, tiered garden and timber workshop, this is a highly individual home with plenty of scope for a new owner to make their mark. The combination of original features, generous accommodation and an elevated position overlooking the Towy Valley makes this an appealing property for buyers seeking something with character and individuality in the heart of Llandeilo.

EPC Rating: D64

Tel: **01558 823 601**

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Alan Road, Llandeilo, Carmarthenshire.

Property Description

A delightful and individual three-storey mid-terraced town house, occupying an elevated position within the popular market town of Llandeilo. 14 Alan Road is a characterful period property offering well-proportioned accommodation arranged over three floors, together with a cellar, tiered rear garden and useful timber workshop.

The property retains a wealth of original features, including attractive period fireplaces, high ceilings, decorative mouldings and traditional timber flooring, complemented by a distinctive use of colour throughout. The result is a warm and individual home with considerable charm and personality.

The accommodation provides three bedrooms together with a useful attic room, making the property particularly versatile for family living, guests, home working or hobbies. There is also a comfortable living room, separate dining room and a spacious kitchen/breakfast room, providing excellent everyday living and entertaining space.

The entrance leads into the welcoming reception areas, with the principal living room enjoying a bay window overlooking the street and an attractive period fireplace providing a focal point. A separate dining room offers a more formal space for family meals and entertaining.

To the rear is a kitchen/breakfast room, providing space for cooking, informal dining and day-to-day family life, with access towards the garden.

The first floor provides three bedrooms, together with a family bathroom. The rooms retain the character and proportions associated with the period of the property.

A staircase continues to the attic level, where a useful fourth room provides excellent flexibility. Subject to any necessary consents, this could be used as an occasional bedroom, home office, studio or hobby room.

The property also benefits from a useful cellar, providing valuable additional storage space and potential for a variety of uses.

To the rear is a tiered garden, with different levels providing areas for planting, seating and relaxation. The elevated position is a particular feature, with far-reaching views across the Towy Valley.

A useful timber workshop provides an excellent space

for those requiring a practical work area, studio or storage facility.

Alan Road is conveniently situated within Llandeilo, a highly regarded Carmarthenshire market town set within the beautiful Towy Valley. The town offers a good range of independent shops, cafés, restaurants and everyday amenities, while the surrounding countryside provides excellent opportunities for walking, cycling and enjoying the area's exceptional scenery. Llandeilo railway station is also within easy reach, providing convenient rail connections for those wishing to travel further afield.

Llandeilo is well placed for access to Carmarthen, Swansea and the wider road network, while the surrounding Towy Valley and nearby Brecon Beacons provide an outstanding rural setting.

Front Door

Entrance Porch (3' 5" x 3' 11") or (1.05m x 1.19m)

With dado rail and timber boarded floor.

Entrance Hall

Radiator, decorative cornice, timber boarded floor, stairs to first floor with open balustrade.

Dining Area (13' 3" x 10' 11") or (4.03m x 3.34m)

With timber boarded floor, radiator, alcove cupboard and feature cast iron open fire.

Living Room (12' 3" x 10' 9") or (3.74m x 3.27m)

With timber boarded floor, double glazed bay window to front, feature cast iron open fireplace and alcove cupboard. Wall lights, telephone point and cornice ceiling.

Kitchen / Breakfast Room (13' 7" Max x 16' 8") or (4.14m Max x 5.07m)

With quarry tiled floor, radiator, double glazed window to rear, Belfast sink with mixer tap. Part tiled wall, alcove shelving, work surface, wall unit and double glazed door into garden. Door down to cellar.

Cellar Room (16' 3" x 10' 8" Min) or (4.96m x 3.26m Min)

With radiator, painted natural stone walls and concrete floor. Light, plumbing for washing machine and double glazed window.

First Floor

Half Landing

Radiator and dado rail.

Bathroom (9' 11" x 9' 11") or (3.02m x 3.03m)

With radiator, tiled floor and part tiled walls. Low level WC, pedestal wash hand basin and panelled bath. Shower enclosure with mains rainfall shower head and hand held attachment. Double glazed window to rear, access to loft space, cupboard with louvre doors housing Worcester gas boiler.

Landing

Stairs to attic room and under stair cupboard with hanging rail.

Bedroom 1 (10' 6" x 10' 0") or (3.19m x 3.04m)

With timber boarded floor, double glazed window to rear and radiator.

Bedroom 2 (9' 6" x 11' 11") or (2.90m x 3.64m)

With timber boarded floor, double glazed window to front, radiator and coved ceiling.

Bedroom 3 (8' 8" x 6' 3") or (2.63m x 1.90m)

With timber boarded floor, coved ceiling, double glazed window to front and radiator.

Landing Area

With open balustrade.

Bedroom 4/ Attic Room (11' 1" x 14' 11" Max) or (3.39m x 4.55m Max)

With restricted head room. Two double glazed Velux windows, radiator and exposed A frame. Eaves storage.

EXTERNALLY

The property benefits from an attractive gated front courtyard with steps leading to the front door.

To the rear is a tiered garden, enjoying pleasant views towards the Towy Valley.

There is also a useful outhouse measuring approximately 1.35m x 1.55m, with tiled floor, lighting and low-level WC, together with an outside tap and light.

A substantial timber workshop measuring approximately 4.78m x 3.45m provides power and lighting and offers excellent space for hobbies, storage or home working.

Rear pedestrian access completes the outside space.

Viewing Arrangements

By appointment with the selling agents.

Local Authority

Carmarthenshire County Council, 3 Spillman Street, Carmarthen. 01267 234567

Broadband and Mobile phone

The broadband and mobile phone signal is deemed to be good in this location.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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Directions

From our office head down Rhosmaen Street passing CKs Supermarket and take the next right into Alan Road where the property can be found on the right hand side.

