

LLANDEILO
01558 821196



Detached House - Llanwrda



4 Bedrooms

Reference
DMP 88

£275,000
REDUCED

The Old Post Office, Llanwrda,
Carmarthenshire, SA19 8HD

The Old Post Office, Llanwrda is located in the centre of the village and has recently had a Change of Use approved to

exclusively residential. The property includes a 4 bedroom dwelling with rear garden.

The Old Post Office

- **4 Bedrooms**
- **Large garage**
- **Centre of village location**
- **Close to Brecon Beacons**
- **2 Bathroom**
- **Oil central heating**
- **Double Glazing**
- **Close to Market town of Llandovery**

The Old Post Office, Llanwrda is located in the centre of the village and has recently had a Change of Use approved to exclusively residential. The property includes a 4 bedroom dwelling with rear garden. There is off street parking for two vehicles to the front and access to the double garage and storage shed.

The main property is doubled glazed throughout and has oil fired central heating. Mains water, mains sewerage and mains electricity are the services. Natural slate roof.

Rear Hallway: 2.251m (max) x 2.510m (max) Entrance through rear door leading to shop kitchen diner and storage area for shop. Wash hand basin.

Kitchen Diner: 5.654m (max) x 4.485m (max) Fully fitted kitchen with a range of base and eye level units. Composite bowl and single drainer, Flavel cooker with double over and extractor fan, dish washer and washing machine. Full length wall storage cupboard and Quarry tile floor. 2 radiators, views to side aspect and access to conservatory and hallway.

Conservatory: 7.234m (max) x 3.791m (max) leading to rear garden & patio. Access

to double garage views to rear aspect.

Inner Hallway: 2.001m x 1.144m leading to reception, kitchen diner and staircase.
Radiator.

Reception: 7.206m x 4.545m Traditional stone fireplace with log burner. 2 radiators, views to front aspect.

First Floor

Landing: 7.698m x 1.421m with access to all bedrooms & bathrooms. Views to front aspect.

Bedroom: 5.410m (max) x 3.472m (max) stone chimney breast with open fireplace, radiator. Views to front and side aspect.

Bedroom: 4.062m (max) x 3.083m (max) Stone chimney breast with opening, radiator. Views to front aspect.

Bedroom: 5.366m (max) x 4.577m (max) fitted wardrobes, 2 radiators. Views to front aspect. Low rise storage cupboard 4.585m x 2.162m (max)

Bedroom: 4.786m (max) x 2.988m (max) built in cupboard, radiator. Views to rear aspect.

Bathroom: 2.801m (max) x 2.776m (max) Low level WC and pedestal hand basin incorporated into bathroom unit, shower unit and panel bath. 2 heated stainless steel towel rails, radiator. Views to side aspect.

Bathroom: 2.182m x 1.845m low level WC, shower cubicle, airing cupboard and his/hers double vanity unit with hand basins. Views to side aspect.

Council Tax: We are advised that the property is in Band "X"

EPC Rating: E

Former shop (connected)

Former Shop: 8.136m x 5.416m (max) potential to convert to Games Room, access to rear storage area & Kitchen diner.

Double Garage & Store: 6.266m x 5.966m Access from the front. Concrete floor and natural slate roof.

Rear Store: 9.498m x 3.501m corrugated sheets on roof and side cladding.

External:

Off street parking for two vehicles to the front

Garden and patio area to the rear.

Agent`s comments:

A rare opportunity to purchase a residential property in the delightful village of Llanwrda. The village has a regular bus service and is on the Heart of Wales Railway line. Early viewing is recommended.

Viewing: Strictly by appointment through the Agents.

Details

Contact Us

LLANDEILO

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