





Overview

Moreb, 21 Bridge Street is a charming Grade II listed period residence, dating back to 1825 set within mature gardens benefiting from an outdoor swimming pool and cartilage outbuildings, situated on the periphery of the market town of Llandeilo, in an elevated position with commanding views over the surrounding countryside and the Towy Valley.

Llandeilo itself is regarded as one of the best places to live in Wales, as reported by the Sunday Times and is popular with day-trippers, weekenders, tourists and locals alike, attracted to the array of independent shops, eateries and the National Trust's well-regarded Dinefwr Park and Castle. The town is also serviced by a regular bus service to Carmarthen and Swansea, whilst the train station is also nearby, with direct links along the Heart of Wales line. The town is also home to bilingual primary and secondary provisions and medical centre, all within a short walking distance of the property. Private schools include Llandovery College, St Michaels, Llanelli and Christ College in Brecon, all within easy driving distance.



ACCOMMODATION

Internally, the property benefits from many original character features throughout with spacious family accommodation comprising of four double bedrooms, three bathrooms and four reception rooms across two stories, to include a further three-room cellar.

GROUND FLOOR

Reception Hall: 5.60m x 1.68m (18' 4" x 5' 6")

An attractive hall with oak floorboards, ceiling cornice and architraves and panelled doors to reception rooms. Staircase to first floor.

Dining Room: 3.88m x 3.71m (12' 9" x 12' 2")

Ceiling cornice and oak floor boards with shuttered windows to front and Georgian style window to side with views over garden and Towy Valley.

Sitting Room: 5.82m x 3.72m (19' 1" x 12' 2")

Decorative ceiling cornice and central rose with oak floor boards. Marble fireplace and hearth with attractive columns incorporating log burner. Shuttered window to front.

Lounge: 5.77m x 3.73m (18' 11" x 12' 3")

Decorative cornice work with oak floor boards. A deep Bay window to the side with shutters with feature arched recess and attractive carved surround fireplace incorporating multi fuel stove.



Inner Hall

Attractive oak balustrade staircase to first floor.
Georgian style door to side and door to cellar.

Cloak Room: 2.23m x 1.38m (7' 4" x 4' 6")

Marble hand basin with mixer tap set on oak frame. W.C. Mirror panelled walls. Marble tiled floor. Extractor fan.

Kitchen: 4.12m x 3.34m (13' 6" x 10' 11")

A antique pine kitchen incorporating a 1.5 bowl ceramic sink unit with brass mixer tap set in central breakfast bar with fitted Gaggenau deep fryer, with Earth tiled worksurface and a hanging canopy above with downlighter. Plumbing for dishwasher. A 4 ring Gaggenau ceramic hob with Neff extractor hood above. A fitted Neff twin oven set within feature brick decorative fire breast, along with further base and wall units, glazed display cupboard and larder cupboards.

Breakfast Room: 4.06m x 3.97m (13' 4" x 13' 0")

4 oven Aga with attractive tiled surround with exposed oak beam above. Stainless steel hand basin with mixer tap. Fitted waste disposal system. Fitted pine base cupboard. Door into boiler room housing Ideal gas fired boiler serving the domestic hot water and central heating.



**Conservatory: 6.45m x 4.68m
(21' 2" x 15' 4")**

An Amdega conservatory incorporated within an original stone building which has exposed vaulted beams and flagstone floors. French doors out to garden and paneled door into pool area.

**Covered Pool Area:
6.53m x 2.98m (21' 5" x 9' 9")**

Vaulted beam ceiling. Paved floor. Open arch to front over Swimming Pool.

**Swimming Pool: 8.53m x 4.27m
(28' 0" x 14' 0")** Max depth 6ft.

Basement

Stone staircase leading into inner hall, which can also be accessed independently from the outside of the property.



Entrance Lobby

Utility Room: 3.99m x 1.44m (13' 1" x 4' 9")
Double drainer stainless steel sink unit with mixer tap. Plumbing for automatic washing machine and gas tumble drier. Flagstone floor. Radiator.

Cellar with stone arches.

Store Room: 3.95m x 1.81m (13' 0" x 5' 11")
Arched doorway that leads into further store.



FIRST FLOOR

Half Landing

Large panelled Georgian style window providing panoramic Towy Valley and Paxton's Tower.

Main Landing

Attractive period Oak ballustrade. Polished wood floor boards.

Master Bedroom: 5.49m x 3.94m

(18' 0" x 12' 11") shuttered window to front with exposed stone wall to incorporate a feature fireplace with Jotul log burner. Polished wood floor boards.

Ensuite Bathroom: 3.59m x 3.07m

(11' 9" x 10' 1") panelled bath, wash hand basin, bidet and W.C. Fitted Shower cubicle with body shower. Wood effect laminate floor. Chrome towel radiator.

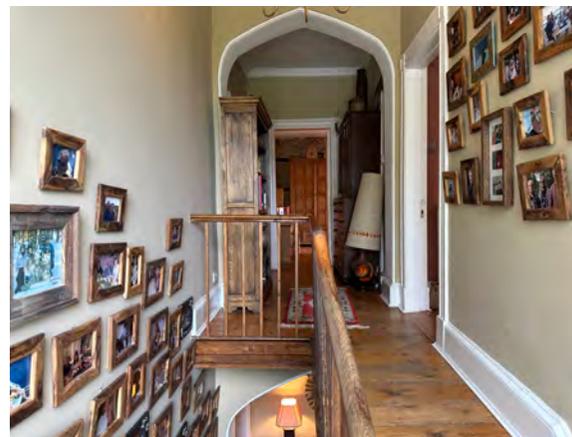
Bedroom 2: 3.91m x 3.55m (12' 10" x 11' 8")

Windows to front and side. Polished wood floor boards.

Inner Landing

Bedroom 3: 6.10m x 3.08m (20' 0" x 10' 1")

Deep window to side with step up to seating area, with fitted desk and shelves. Polished floor boards.



Shower Room: 2.07m x 1.77m (6' 9" x 5' 10")
Shower cubicle, pedestal hand basin, WC.
Mirror glazed walls. Access to attic space
with pull down ladder.

Family Bathroom: 3.07m x 2.01m
(10' 1" x 6' 7") panelled bath with mixer tap
and shower over. Wash hand basin with
mixer tap. Vanity cupboard. WC. Shaver
socket. Oak flooring with tiled walls.

Inner Lobby

Extensive range of fitted wardrobes and
shelves.

Bedroom 4: 5.07m x 4.23m (16' 8" x 13' 11")
A room with double aspect providing
extensive views along the Towy Valley.
Access to attic space.



Grounds & Gardens

Moreb is approached via an impressive stone pillar entrance with gates, along a tarmacadam drive with ample parking to the front and side of the house. The attractive garden and grounds surround the house, with lawned area, shrubs and trees, a flagstone seating area, an outdoor swimming pool, although in need of upgrading, provides scope to be reinstated, and stone outbuildings utilised as a garden storage. The gardens enjoy commanding views over the River Towy and beyond.

Outbuildings

Traditional Stone Outbuildings

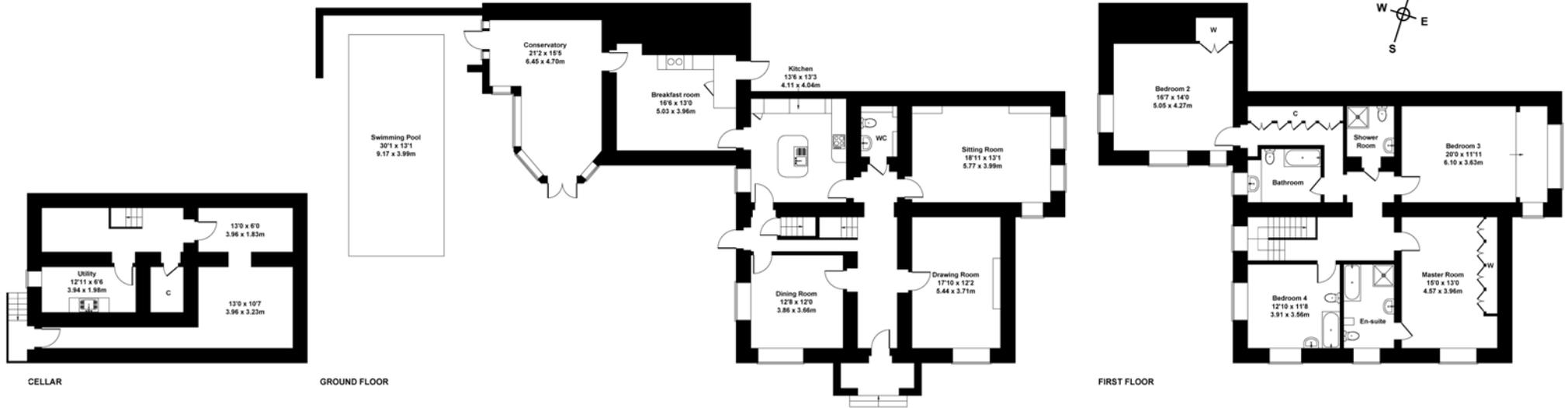
A useful range of buildings utilised for storage purposes adjoins the Pool Room, with scope for conversion, subject to obtaining the necessary planning consents.



Floorplan

For identification purposes only

Moreb, 21 Bridge Street, Llandeilo SA19 6BN
Approximate Gross Internal Area
3898 sq ft - 362 sq m



Further Information

Tenure

We understand that the property is held on a Freehold basis.

Services

We understand the property benefits from all mains services. None of the services have been tested.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Council Tax Band

Band G - approximately £3,413.38 per annum for 2024/2025 for Carmarthenshire County Council.

Energy Performance Certificate

EPC Rating F

What 3 Word / Post Code

stooping.casino.self / SA19 6BN

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire SA19 6HW. Tel: 01267 234567

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

Plans, Areas & Schedules

A copy of the plan is attached 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.

Method of Sale

The property is offered For Sale by Private Treaty at a Guide Price of £915,000.

Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen SA31 1LQ. Tel: **01267 612021** or email: **rhys.james@reesrichards.co.uk**

IMPORTANT NOTICE: Rees Richards & Partners gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Rees Richards & Partners does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Swansea Head Office
Druslyn House
De la Beche Street
Swansea
SA1 3HH
Tel: 01792 650705

Carmarthen Office
12 Spilman Street
Carmarthen
SA31 1LQ
Tel: 01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX
Tel: 01834 526 126

DX: 39568 SWANSEA1
F: 01792 468 384
property@reesrichards.co.uk
reesrichards.co.uk

