

*An impressive and imposing period property enjoying an elevated position within a prominent Town Centre location. Llandysul, West Wales*



**Richmond House, King Street, Llandysul, Ceredigion. SA44 4DF.**

**£420,000**

**REF: R/4535/LD**

\*\*\* No onward chain \*\*\* An impressive and imposing Grade II Listed period property \*\*\* Outstanding traditional character features and charm \*\*\* 12 bedrooms \*\*\* Formerly two Victorian Villas of unusual scale and elaboration \*\*\* Built circa 1870/1880 \*\*\* A statement property offering a sense of grandeur \*\*\* In need of general modernisation and updating \*\*\* Consisting of one large house with the possibility to split into two houses or apartments

\*\*\* Walled rear garden laid to lawn with greenhouse and Summerhouse \*\*\* Formal front garden area with railings overlooking the Town

\*\*\* Versatile and flexible residence to provide the perfect Family home, Airbnb, Guest House, etc \*\*\* Centre of Town location - On the doorstep to all everyday amenities \*\*\* Close to the new Ysgol Bro Teifi Primary and Secondary School \*\*\* A 25 minute drive to the County Town of Carmarthen and the Cardigan Bay Coast at New Quay and Llangrannog \*\*\* Plenty of space with high ceilings throughout \*\*\* In all 26 rooms \*\*\* Viewings highly recommended - Prepare to be impressed



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## LOCATION



Delightfully situated in a prominent Town Centre location just off the Town Centre of Llandysul which provides a good range of local amenities including Shops, Doctors Surgery, Chemist, Public Houses, Eating Houses in the delightful Teifi Valley. The property is within close proximity to the Towns of Newcastle Emlyn and Lampeter and also to the Ceredigion Heritage Coastline being within half an hour's drive. It is also convenient to the larger Employment and Administrative Centre of Carmarthen which gives access to the M4 Motorway, National Rail Networks and Glangwili General Hospital.

## GENERAL DESCRIPTION

Richmond House enjoys an elevated prominent Town Centre position. The property is a stand alone imposing residence originally built as a pair of Villas but now currently one large Family residence. In total it offers 12 bedrooms, various living areas and in total 26 rooms. It is split over four floors and offers itself great versatility for conversion into two houses or apartments, etc.

The property is Grade II Listed and benefits from single glazing, oil fired central heating and Fibre Broadband connection. The property requires general modernisation and updating but luckily has retained many of its original character and charm throughout with many of its features retained.

Externally it enjoys an enclosed rear garden area laid to lawn with a large patio, Summerhouse and greenhouse. To the front lies a formal garden area with railings that enjoys a great outlook over the Town.

A rare and unrivalled opportunity. A property with great potential in a prominent location.

## HISTORY

The property was constructed in circa 1870/1880 built initially as a Bank (Lloyds) to one side and possibly a Bank Manager's house to the other. This property has plenty of internal space and high ceilings throughout. Many of its original features have been retained and a degree of flexibility to the use the approximately 26 rooms.

## 1 RICHMOND VILLAS

### THE ACCOMMODATION

The accommodation at present offers more particularly the following.

#### RECEPTION HALL 1

Accessed via original period front entrance door, staircase to the first floor accommodation, concealed staircase to the lower ground floor, doors into

#### OFFICE/RECEPTION ROOM

11' 6" x 9' 8" (3.51m x 2.95m). With built-in storage cupboard, sash window to the front.



## LOUNGE 1

21' 9" x 13' 0" (6.63m x 3.96m). With period tiled fireplace, timber marble and surround, tiled hearth, two radiators, ceiling rose, original coving, sash windows to the front and side, door to shared Living Room.

## LIVING ROOM 1

22' 2" x 12' 6" (6.76m x 3.81m). This room has been made into one room combining Numbers 1 and 2 Richmond Villas but could be easily replaced for two independent dwellings. With tiled fireplace, plate rack, picture rail, built-in cupboards, sash windows to both sides with secondary glazing.



## FIRST FLOOR - 1 RICHMOND VILLAS

### FIRST FLOOR LANDING

With radiator, door to connecting HALLWAY with Number 2 and door into

### BATHROOM 1

10' 7" x 9' 0" (3.23m x 2.74m) . With cast iron bath, vanity unit, w.c., part tiled walls, radiator, airing cupboard with hot water tank, sash window to the side.



## KITCHEN 1

13' 0" x 6' 7" (3.96m x 2.01m). Easily incorporated into Sitting Room is required for open plan kitchen/diner. With base and wall units, worktop space, plumbing for dishwasher, tiled splashback, sash window to the side.



## SITTING ROOM

14' 5" x 13' 0" (4.39m x 3.96m). With concealed fireplace with ornate surround and tiled hearth, built-in storage cupboard, two radiators, sash window to the front and side, original coved ceiling, picture rail.

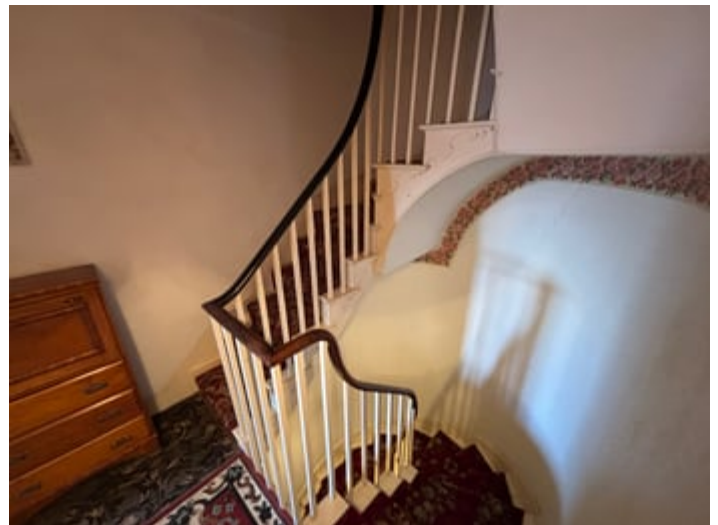
## BEDROOM 1

12' 0" x 10' 6" (3.66m x 3.20m). With concealed fireplace with timber surround, coved ceiling, two sash windows to the side, servant bell button.

## SECOND FLOOR

### SECOND FLOOR LANDING

With staircase to the attic, built-in cupboard, doors into



## BEDROOM 2

21' 0" x 10' 7" (6.40m x 3.23m). With open beamed ceiling, three sash windows to the front, two radiators.

## BEDROOM 3

13' 0" x 8' 0" (3.96m x 2.44m). With two radiators, open beamed ceiling, two sash windows to the front and side.

## BEDROOM 4

13' 0" x 8' 0" (3.96m x 2.44m). With radiator, open beamed ceiling, sash window to the side.

## BEDROOM 5

10' 7" x 9' 4" (3.23m x 2.84m). With open beamed ceiling, radiator, sash window to the side.

## ATTIC 1

With timber flooring and storage space. Timber dividing partition with Number 2 Richmond Villas with doorway knocked through.

## LOWER GROUND FLOOR 1

Via concealed staircase in the Reception Hall leading to

## FLATLET

Comprising of

## ENTRANCE LOBBY

With door to the exterior providing independent access to the Flat should additional self contained accommodation be required.

## BEDROOM 6

9' 9" x 9' 6" (2.97m x 2.90m). With radiator, quarry tiled flooring, window to the side.



## LIVING ROOM 2

13' 7" x 12' 7" (4.14m x 3.84m). With quarry tiled flooring, original cast iron fireplace with slate surround, radiator, door to



## BATHROOM 2

8' 0" x 6' 4" (2.44m x 1.93m). With w.c., pedestal wash hand basin, cast iron bath with Bristain electric shower over, window to the side, tiled splashback, radiator.



## UTILITY ROOM/KITCHEN

11' 9" x 10' 0" (3.58m x 3.05m). With stainless steel sink unit, Worcester oil fired boiler part tiled walls, recess with shelving, window to the rear, door to



## 2 RICHMOND VILLAS

### THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL 2

Approached via steps leading to the original front entrance door, ceiling rose, archway with period mouldings, radiator, staircase to the first floor accommodation, concealed staircase to the lower ground floor, door into

### LOUNGE 2

16' 7" x 14' 2" (5.05m x 4.32m). With period coving, picture rail, sash windows to the front and side, concealed fireplace with timber surround, recess with display shelving, radiator.



## LIVING ROOM 2

22' 2" x 12' 6" (6.76m x 3.81m). This room has been made into one room combining Numbers 1 and 2 Richmond Villas but could be easily replaced for two independent dwellings. With tiled fireplace, plate rack, picture rail, built-in cupboards, sash windows to both sides with secondary glazing, door to



### KITCHEN 2

12' 9" x 6' 7" (3.89m x 2.01m). With base and wall units, marble effect worktop, 1 1/2 bowl stainless steel sink unit, electric cooker point, dishwasher point, tiled splashbacks, window to the rear, door to the side.

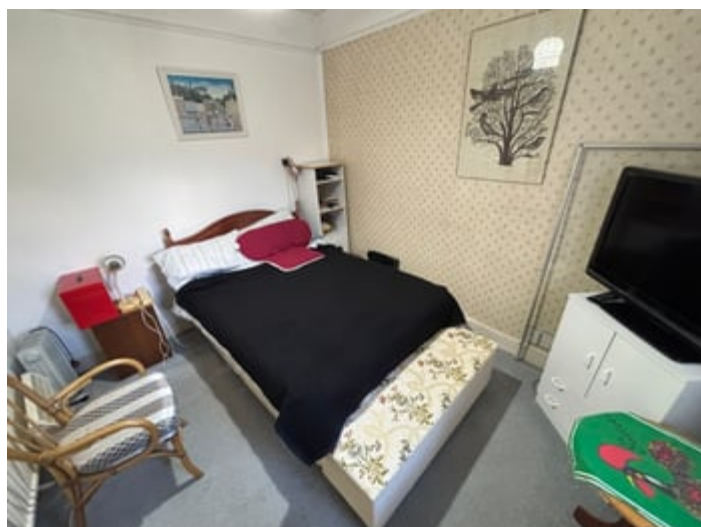
## FIRST FLOOR - 2 RICHMOND VILLAS

### FIRST FLOOR LANDING.

With radiator, door to connecting Hallway to Number 1 Richmond Villas, doors to

### BEDROOM 7

10' 7" x 9' 7" (3.23m x 2.92m). With sash windows to the rear, picture rail, radiator.





### BATHROOM 3

13' 0" x 8' 0" (3.96m x 2.44m). With w.c., pedestal wash hand basin, double tray shower cubicle with Triton electric shower, heated towel rail and radiator, built-in airing cupboard with hot water cylinder and immersion heater, sash window to the front with opaque secondary glazing.

### BEDROOM 8

13' 2" x 12' 7" (4.01m x 3.84m). With concealed fireplace, built-in cupboard, picture rail, sash windows to the front and side, radiator.



### BEDROOM 9

10' 7" x 8' 0" (3.23m x 2.44m). With radiator, sash window to the front, picture rail.



## SECOND FLOOR - 2 RICHMOND VILLAS

### SECOND FLOOR LANDING.

Approached via an original staircase, radiator, water tank cupboard, staircase to the attic, doors to

### BEDROOM 10

10' 8" x 9' 6" (3.25m x 2.90m). With beamed ceiling, sash window to the side, picture rail, radiator.



### BEDROOM 11

13' 0" x 8' 0" (3.96m x 2.44m). With radiator, beamed ceiling, sash window to the side, radiator.



### BEDROOM 12

13' 0" x 12' 8" (3.96m x 3.86m). With beamed ceiling, sash windows to the front and side, picture rail.



## ATTIC 2

Accessed via a staircase from the second floor, timber flooring, beams and storage space.

## LOWER GROUND FLOOR 2

With a concealed staircase in the Reception Hall leading to

## LAUNDRY ROOM

13' 9" x 12' 7" (4.19m x 3.84m). With quarry tiled flooring, base cupboards sink unit, radiator, windows to the front and side, understairs storage cupboard.

## FORMER SALTING ROOM

9' 6" x 9' 6" (2.90m x 2.90m). With quarry tiled flooring, slate beds, window to the side.

## BOILER ROOM

12' 2" x 10' 2" (3.71m x 3.10m). With oil fired Worcester boiler, base cupboard and worktop, hot water cylinder with immersion heater, windows to the side, quarry tiled flooring, wall shelf, door to

## REAR LOBBY

With quarry tiled flooring, service door to the exterior, door to

## STORE ROOM

7' 5" x 6' 4" (2.26m x 1.93m). With window to the side, exposed stone wall.

## EXTERNALLY

### FRONT OF PROPERTY



## FRONT GARDEN

A formal garden area with a railed boundary to the front with slate steps leading from the main thoroughfare into the front terrace being part paved and part lawned and offering great outlook over the Town.



## REAR GARDEN

With gated side access with a disability ramp to the front. TWO STORE SHEDS. Rear walled garden with a lawned area and a paved seating area with as SUMMERHOUSE and GREENHOUSE





## GARDEN (SECOND IMAGE)



## SUMMERHOUSE



## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'G'.

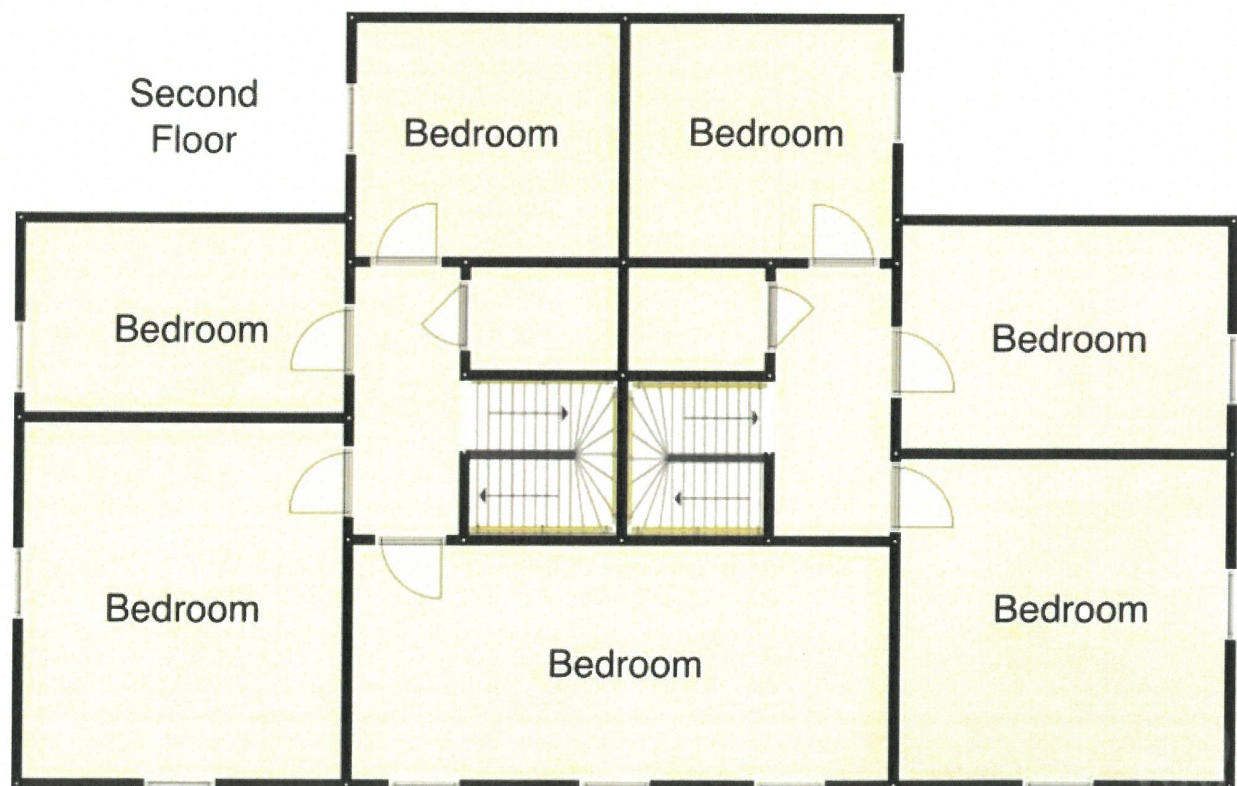
## MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

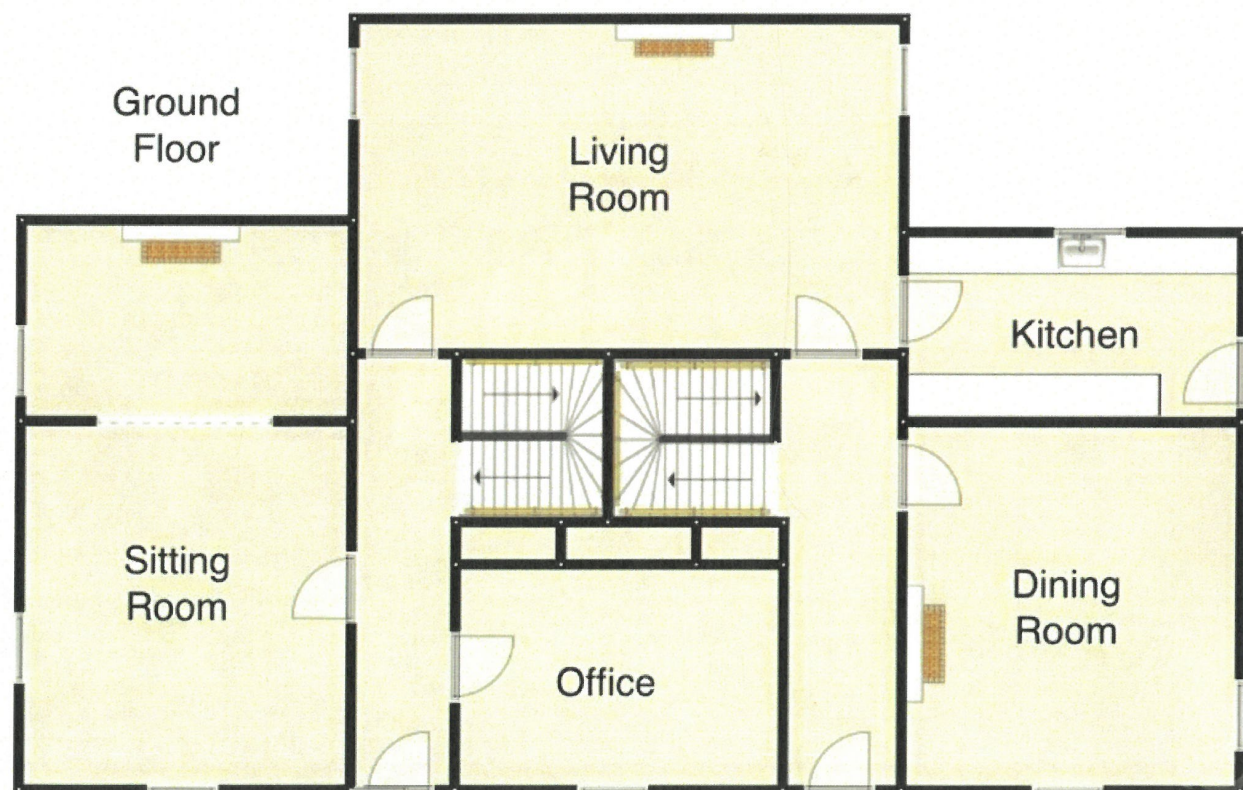
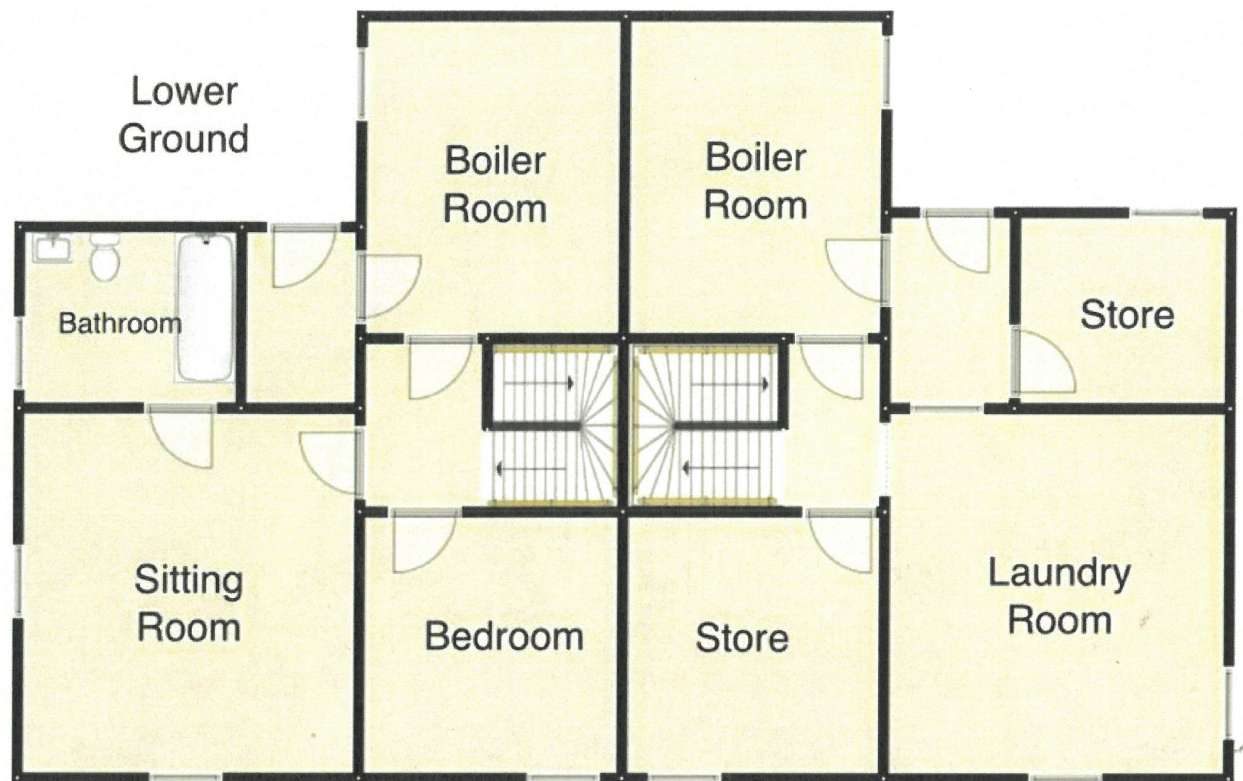
## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil central heating, Fibre Broadband available.











**Council Tax:** Band G

N/A

**Parking Types:** Not Allocated.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** F (29)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

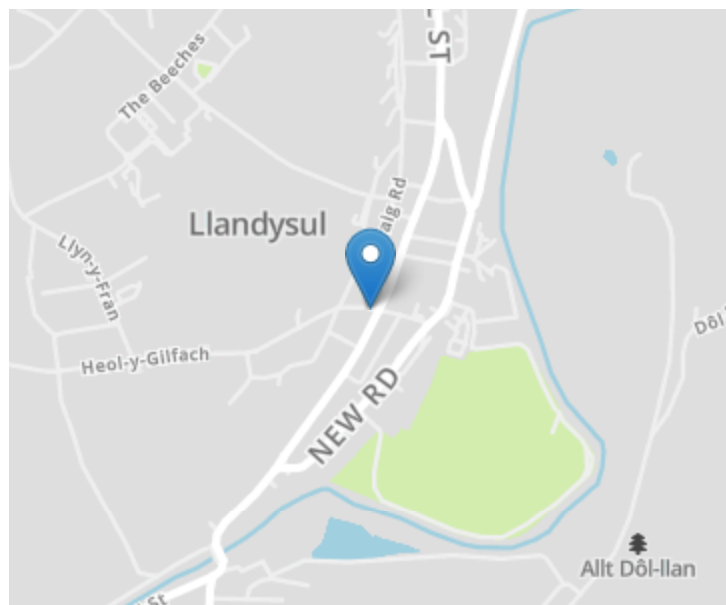
**Any risk of coastal erosion?** No

**Is the property listed?** Yes

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**  
No

**The existence of any public or private right of way?** No



## Directions

In Llandysul Town Centre travelling along the 'One Way' system along Wind Street the property is located just after the turning to Seion Hill where it enjoys an elevated position and as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	29	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

For further information or to arrange a viewing on this property please contact :

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