

# Terry Thomas & Co

ESTATE AGENTS



## Leeds House

St. John Street, Whitland, SA34 0AP

Welcome to this versatile property located on St. John Street in the heart of Whitland. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. Situated in the town centre, this house offers easy access to local amenities, shops, and restaurants, making daily errands a breeze. Additionally, the income potential from the shop which adds a unique opportunity for those interested in running a business (with correct planning permission) from the comfort of their own home.

**Offers in the region of £185,000**

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## Former shop area

17'5" x 15'5" into bay window to fore (5.32m x 4.72m into bay window to fore)

Attractive double bay fronted former shop with residence. The double bay front having original windows with attractive stained glass panelled windows over. Glazed entrance door leading to the formal shop area. double panel radiator. The ceiling height is 2.83 metres. Open way leading through to a further office space and a further pedestrian door leading through to the hallway.

## Rear office space

11'6" x 10'5" (3.51m x 3.19m)

Featured fireplace, double panel radiator, uPVC double glazed window to rear.

Door through to the hallway which has dog leg staircase leading to first floor. A single panel radiator. Understairs storage cupboard. An open way through to breakfast room or dining room.

## Dining room

11'4" x 9'10" (3.46m x 3m)

uPVC double glazed window to the side. Single panel radiator. Door leading through to the kitchen breakfast room.

## Kitchen breakfast room

17'9" x 10'2". (5.43m x 3.10m.)

Range of fitted base and eye level cupboards with a marbleised effect work surface over the base unit Incorporated a stainless-steel sink with mixer tap fitment. Plumbing for washing machine. Electric cooker point. Double panel radiator. uPVC double glazed window to the side. uPVC double glazed window to rear. uPVC double glazed door leading through to rear conservatory.

## Rear conservatory

10'2" x 4'10". (3.12m x 1.49m.)

uPVC double glazed windows to rear with additional uPVC double glazed double doors leading out to the rear grounds. Under uPVC double glazed roof.

## Half landing

half landing at mezzanine level

## Bathroom

11'9" x 7'7" with 9'9" metres into bay window (3.60m x 2.33m with 2.99 metres into bay window)

Panel bath, a low-level WC, and a pedestal wash hand basin. A wall-mounted Baxi mains gas-fired boiler, which serves as a central heating system

and heats the domestic water. A uPVC double-glazed window to rear.

## First-floor level landing area

Pull-down loft access to the attic space.

## Rear bedroom 1

10'11" into recess x 11'4" (3.33m into recess x 3.47m)

Single-panel radiator, uPVC double-glazed window to rear, feature fireplace.

## Front bedroom 2

15'8" x 11'0" (4.78m x 3.36m)

uPVC double-glazed window to floor, double-panel radiator thermostatically controlled.

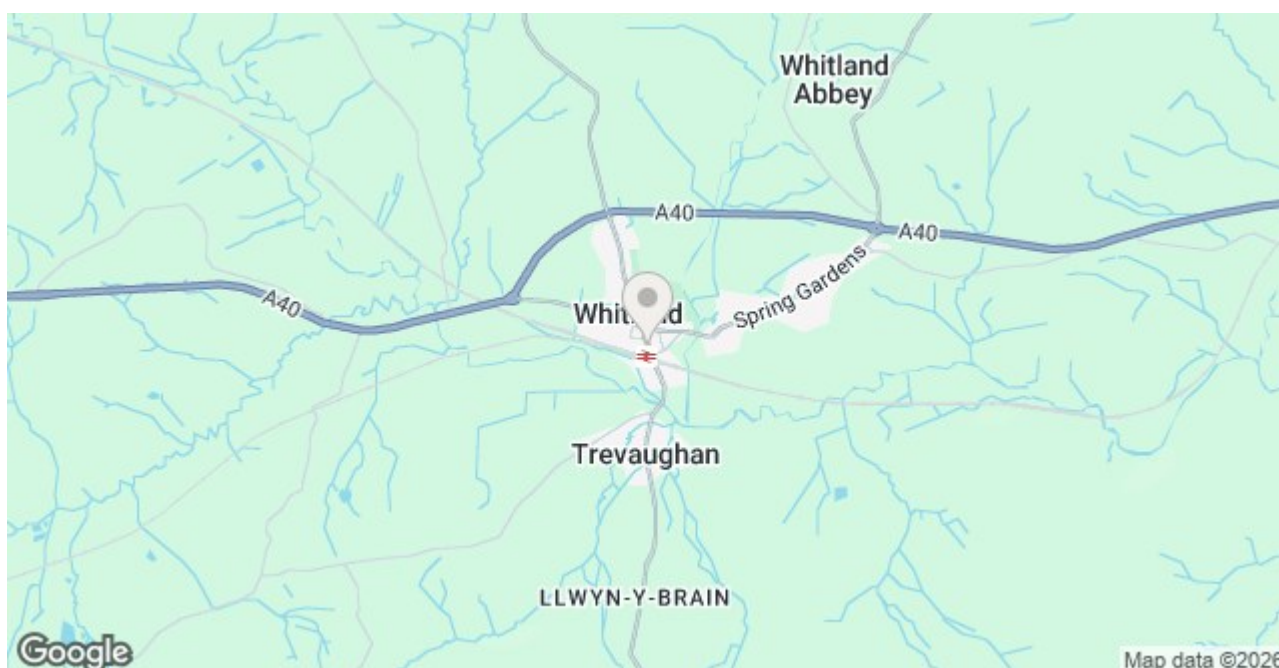
## Front bedroom 3

12'1" x 6'0" (3.70m x 1.84m)

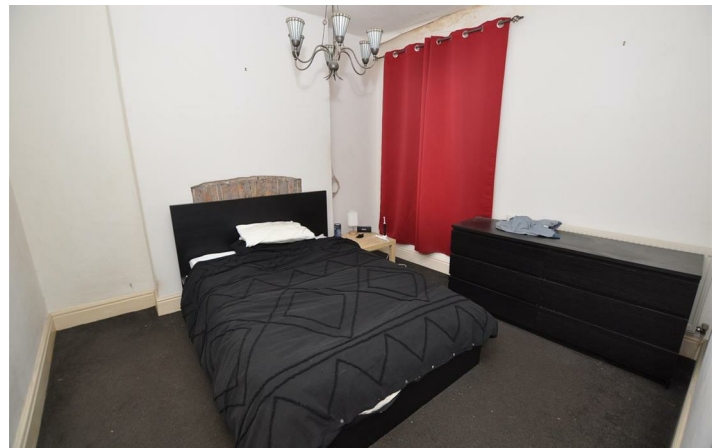
single-panel radiator, exposed to the floorboards, white-painted.

## Garden

Established trees. paved pathway to the side of property and big pathway that leads to an open workshop store room which itself has a ledger brace door leading out to the rear communal yard area.







## Floor Plan



**Type:** House - Mid Terrace

**Tenure:** Freehold

**Council Tax Band:** C

**Services:** Mains electricity, water, drainage and gas.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	