MORGAN & DAVIES
EST. 1989

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TO BE SOLD BY ON-LINE AUCTION. 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.

£199,000

REF: R/4535/LD ..... Auction Guide Price

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £199,000. This Auction will be held by our Joint Auctioneers, Auction House Wales - wwwauctionhouse.co.uk/southwales *** Bidding will open at 12 Noon on Monday 5th October 2026 and will run until 12 Noon on Wednesday 7th October 2026

*** An imposing Grade II Listed period property *** Traditional character features and charm *** 12 bedrooms *** Formerly two Victorian Villas built circa 1870/1880 *** 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 *** In all 26 rooms

*** Versatile and flexible residence to provide the perfect Family home, Airbnb, Guest House, etc *** Centre of Town location *** 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

LAMPETER
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Carmarthenshire, SA31 3AD
Tel:01267 493444
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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 bult 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.

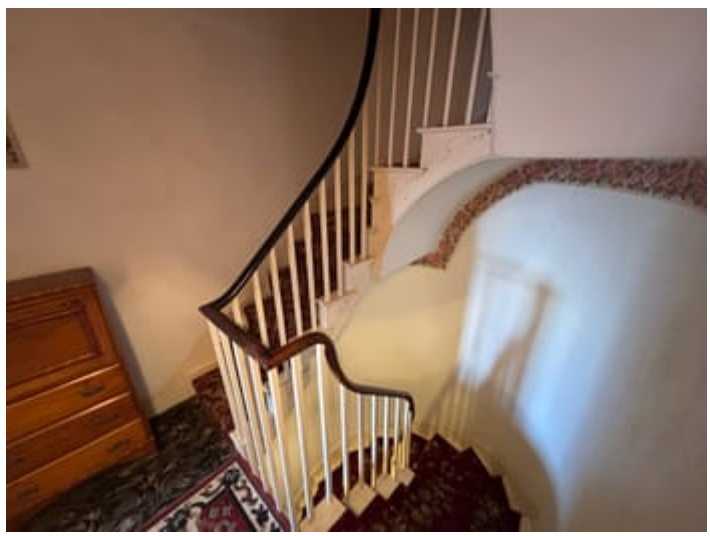
BEDROOM 1

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 t 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'.

GUIDE PRICE

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see Auction House Guide https://www.auctionhouse.co.uk/guide

REGISTER TO BID AND LEGAL PACK

We advise all Parties to contact/visit https://www.auctionhouse.co.uk/wales to register to bid and to also download the Legal Pack once available

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the Purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their Solicitor or Financial Adviser.

MONEY LAUNDERING REGULATIONS

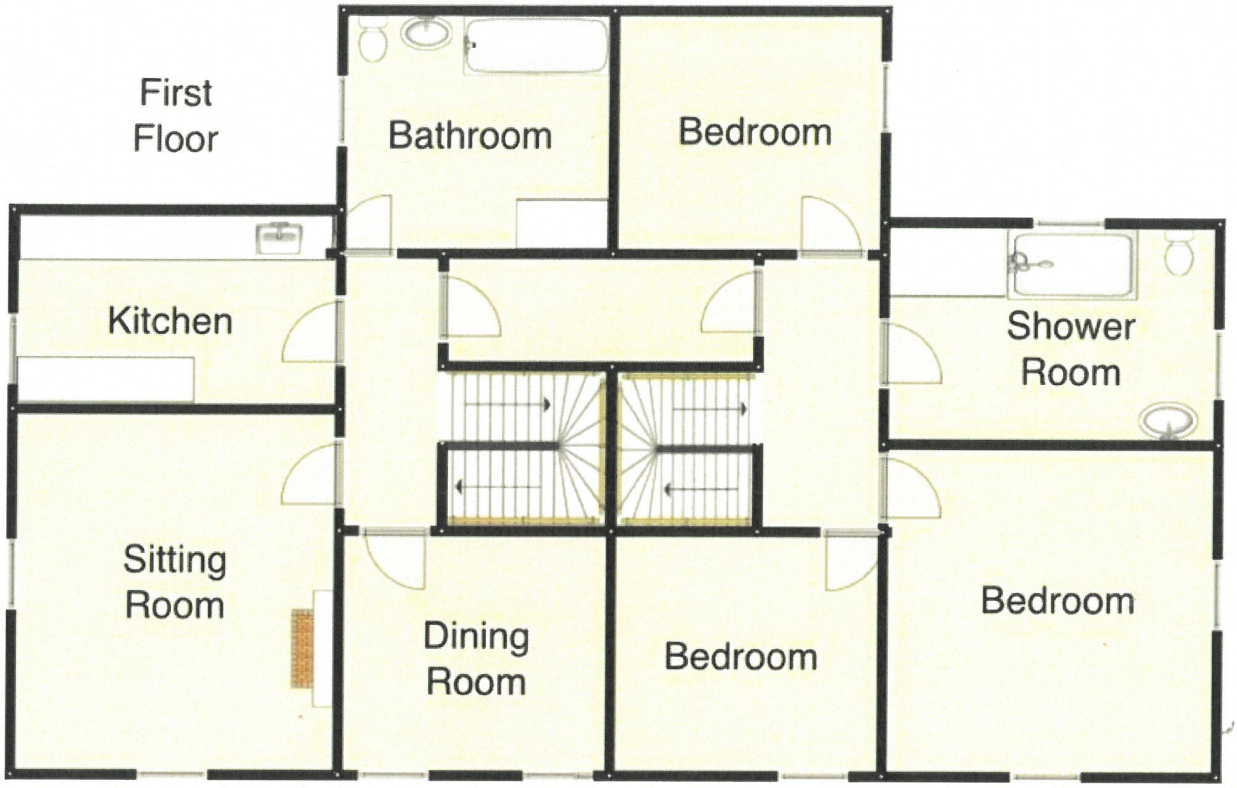
To comply with Government Anti-Money Laundering Legislation we are legally required to carry out identity and verification checks on all Buyers and Sellers. We work with our trusted and industry-recognised Partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).

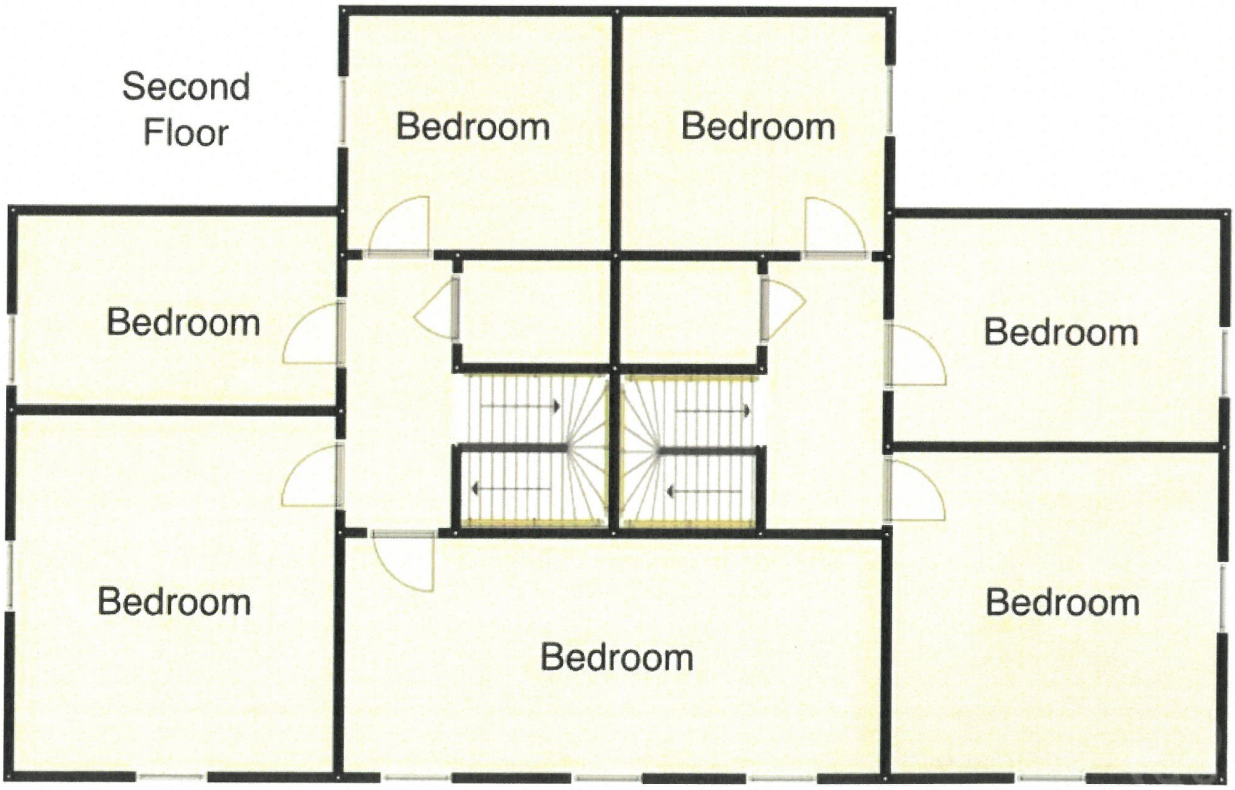
A non-refundable fee of £45.00, plus VAT, per Person, is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the Solicitors and progress the transaction.

If you have any questions or need any assistance please don't hesitate to contact the Office. We are always happy to help.

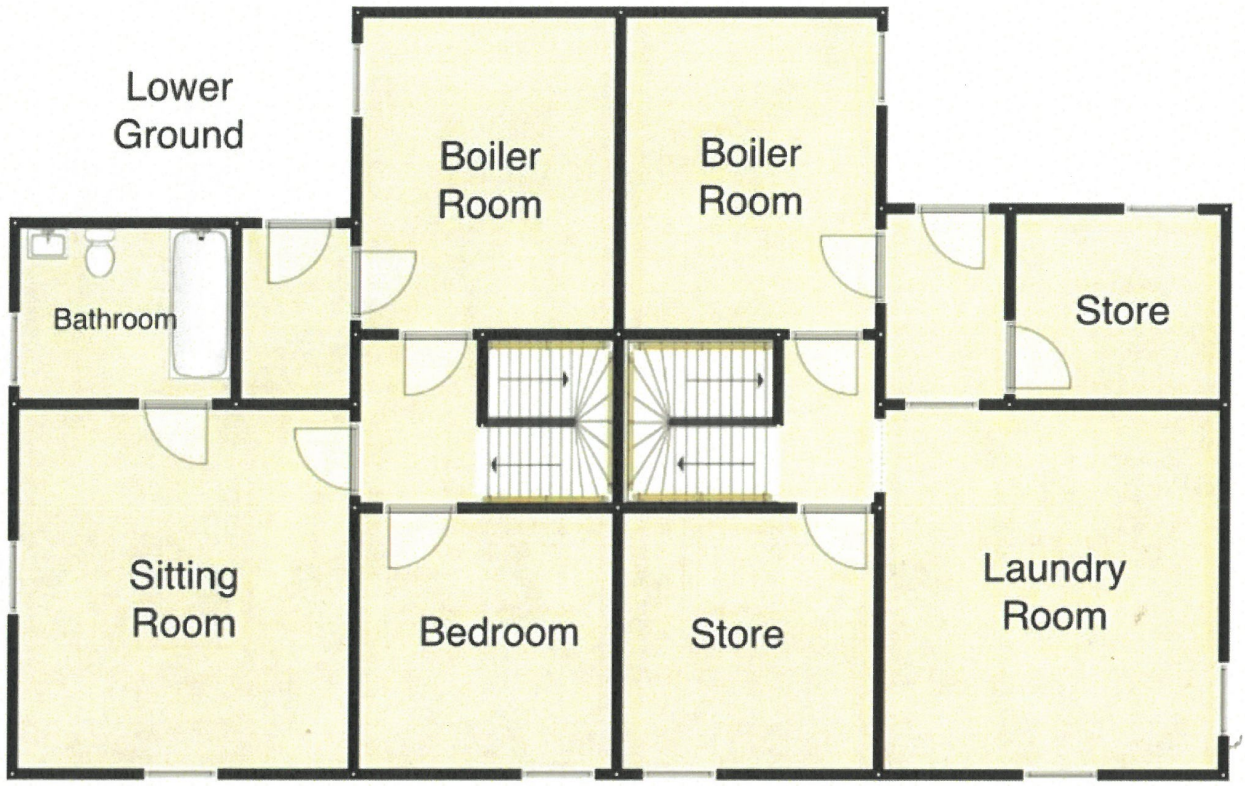
Services

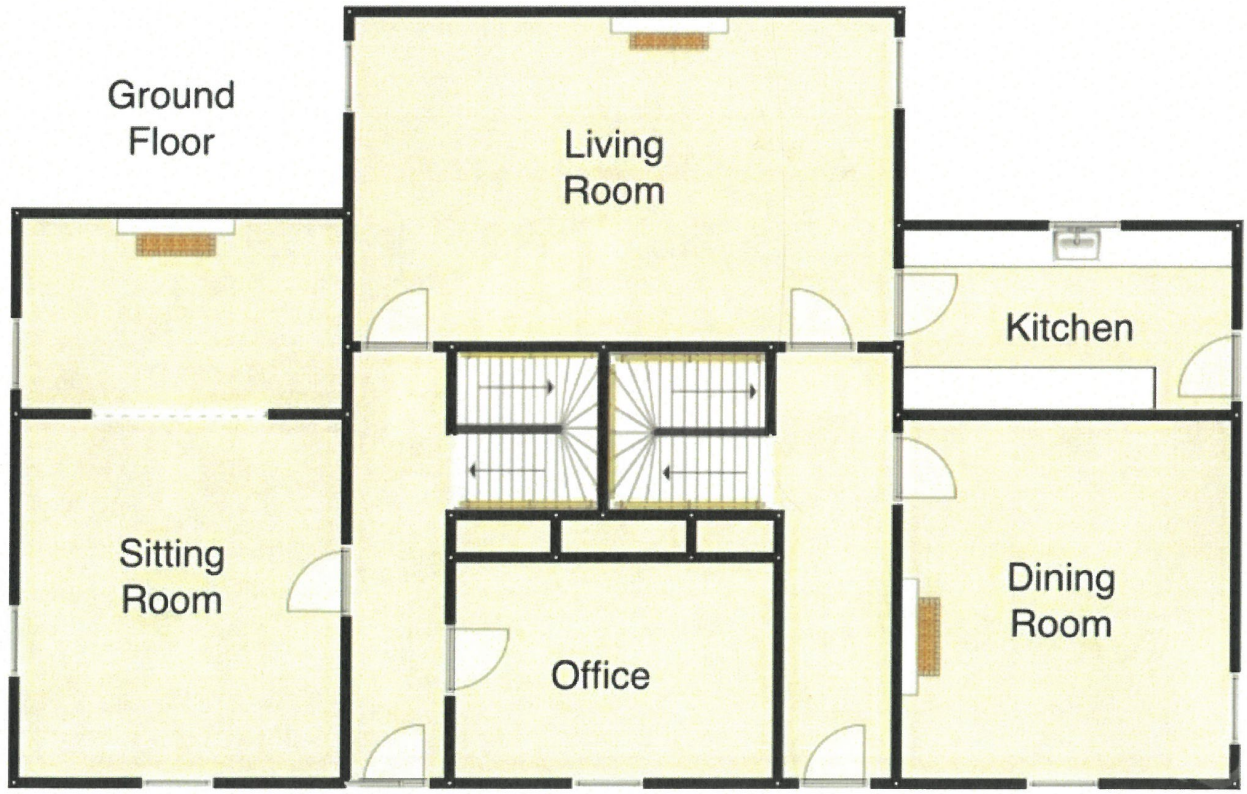
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil central heating, Fibre Broadband available.





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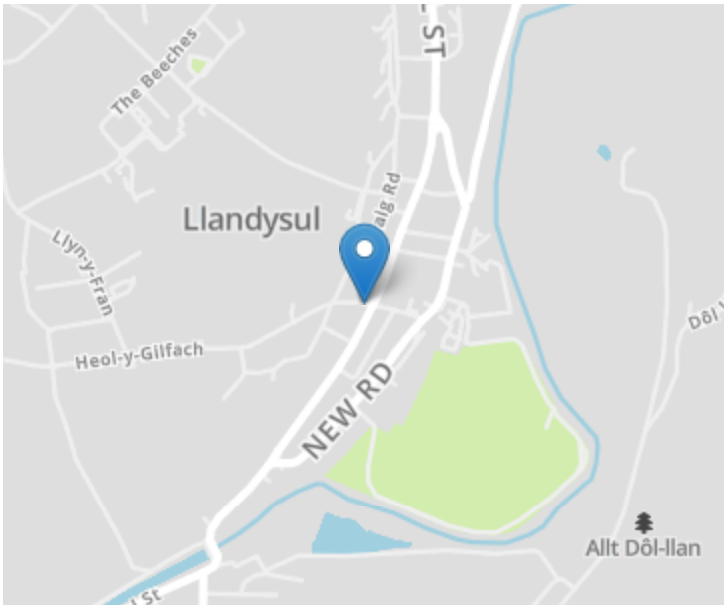

Lower
Ground
Boiler
Room
Boiler
Room
Bathroom
Store
Sitting
Room
Bedroom
Store
Laundry
Room

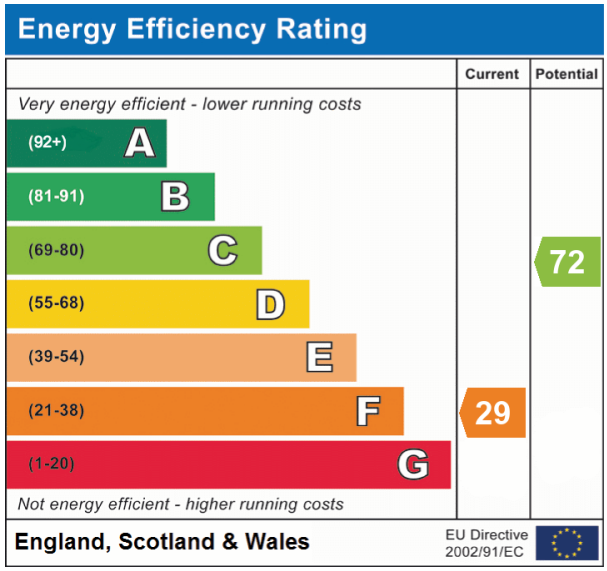

Ground
Floor
Living
Room
Kitchen
Sitting
Room
Office
Dining
Room

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

MORGAN & DAVIES
EST. 1989





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

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

To keep up to date please visit our Website, Facebook and Instagram Pages

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

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