

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'B'

HEATING: Gas

ref: CFP /LLE /APR/ 25

TAKEONOK/02/05/25/LLE

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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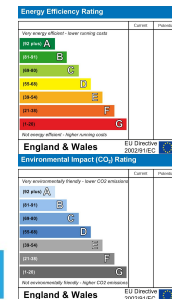


## Prospect House New Road, Llandeilo, SA19 6DB

- COMMERCIAL PREMISES
- SHOP
- 2 X 1 BEDROOM FLATS
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING
- 6 FLATS
- SOUGHT AFTER LOCATION
- 4 X 2 BEDROOMS FLATS
- INVESTMENT OPPORTUNITY
- EPC RATING: TBC

£450,000

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*The Agent that goes the Extra Mile*







A rare and exciting opportunity has arisen to purchase a tenanted, mixed-use commercial property situated in the charming and vibrant town of Llandeilo. The property comprises a popular ground floor sandwich shop and six self-contained residential flats, offering a strong and diversified rental income.

The ground floor is home to a long-established and well-patronised sandwich shop. Benefiting from a prominent position on a busy street, the shop enjoys excellent footfall and high visibility. The business is currently tenanted and operating successfully, making this a true turn-key investment for any buyer looking for secure commercial income from day one.

Above the commercial unit are six residential flats, arranged over the upper floors. These include a mix of one- and two-bedroom apartments, each with its own access and designed to meet strong local demand for rental accommodation. Five of the six units are currently let, providing a residential income stream alongside the commercial lease.

It enjoys a central location within walking distance of local shops, cafes, schools, and transport links. Llandeilo itself is a picturesque and highly desirable location, attracting both residents and visitors with its mix of historic character and modern amenities.

This property offers an excellent investment opportunity for landlords or developers looking to acquire a fully let asset in one of Carmarthenshire's most sought-after towns. With reliable tenants in place and immediate income potential, this is a sound and secure addition to any property portfolio.



#### DIRECTIONS

From our office in Carmarthen, head west on Dark Gate towards Heol Y Felin/Mill Street, then continue onto Lammas Street. After about 0.2 miles, turn left onto Morfa Lane (B4312). At the roundabout, take the first exit onto the A4242, and go through one more roundabout. After approximately 0.3 miles, turn right onto the A484. At the next roundabout, take the first exit onto Heol Llangynnwr (still the A484), and continue for another 0.1 miles. Follow the signs for the A40 and take the second exit at the roundabout to join the A40 eastbound. Stay on the A40 for around 13.3 miles, passing through a few more roundabouts. When you reach the Llandeilo Roundabout, take the second exit onto Rhosmaen Street (A483), then turn right onto New Road. Your destination will be on the left. What three words ref - See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.