

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444 Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Elveta Market Square, Llanybydder, Carmarthenshire, SA40 9UE

Offers Around £135,000

AN IMPOSING SUBSTANTIAL END OF TERRACE CENTRALLY HEATED, DOUBLE GLAZED PROPERTY, PROVIDING GROUND FLOOR RETAIL ACCOMMODATION, FIRST FLOOR 4 BEDROOM SELF CONTAINED LIVING AREA (FULL H.M.O REGS), SIDE ENTRANCE WITH GARAGE AND REAR COURTYARD. OF PARTICULAR INTEREST TO INVESTORS, SPECULATORS.

DIRECTIONS

From the Evans Bros Llanybydder Office, the property can be found approx 50 yards on the right hand side.

The end of terrace of 3 property, with elevations rendered under a pitched slate roof, provides the following oil centrally heated, upvc double glazed-

ACCOMMODATION

(Dimensions approx) All principal rooms have adequate power points and c/h radiators.

GROUND FLOOR

GOOD SIZE DISPLAY WINDOW

With

40' SPACIOUS RETAIL AREA

(Currently utilised as a butcher's shop).

KITCHEN & TOILET FACILITIES

To the rear of the shop. With rear entrance door.

SIDE ENTRANCE

SIDE ENTRANCE DOOR

SELF CONTAINED RETAIL ACCOM

GROUND FLOOR KITCHEN/ DINER

13'3" x 12'1" (4.04 x 3.68)

Wall and base units, sink h/c, cooker, kettle and fridge points. Oil c/h boiler.

FIRST FLOOR

LOUNGE/ LIVING ROOM

14'0" x 11'8" (4.27 x 3.56)

BATHROOM

Shower, bath, pedestal wash hand basin.

SEPARATE WC

BEDROOM 1

12'6" x 11'3" (3.81 x 3.43)

BEDROOM 2

11'8" x 7'3" (3.56 x 2.21)

BEDROOM 3

14'6" x 8'3" (4.42 x 2.51)

LOBBY WITH BOX ROOM

REAR BEDROOM 4

14'0" x 14'0" (4.27 x 4.27)

The property complies with full H.M.O regulations, fire doors, insulation, fire alarms etc etc.

EXTERNALLY

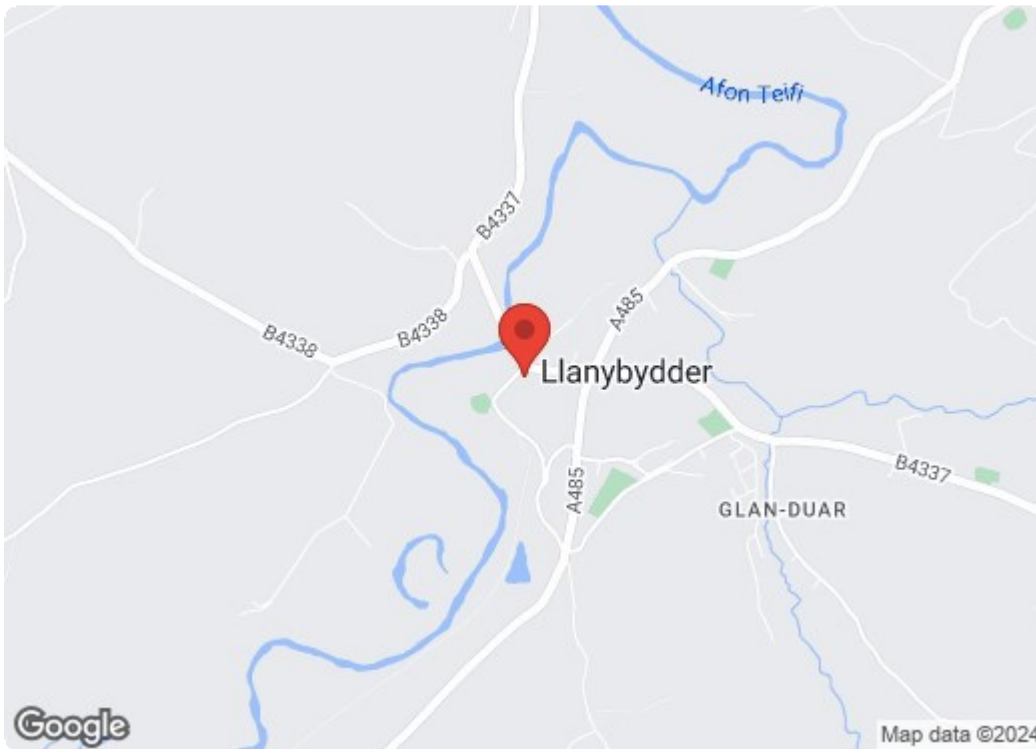
GARAGE TO REAR



REAR COURTYARD

With oil c/h tank.

SERVICES

Mains electricity, water and drainage.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462