

Unit 1

Llys Morfa

George Street

Llandeilo

Carmarthenshire. SA19 6AS

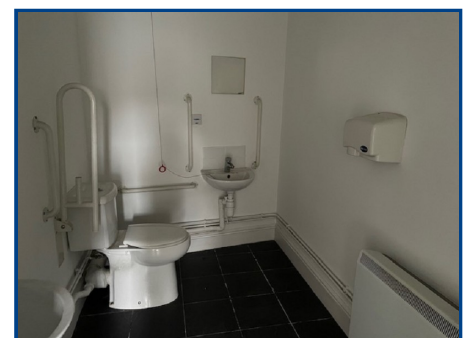
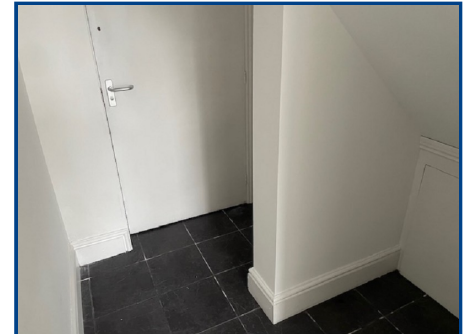
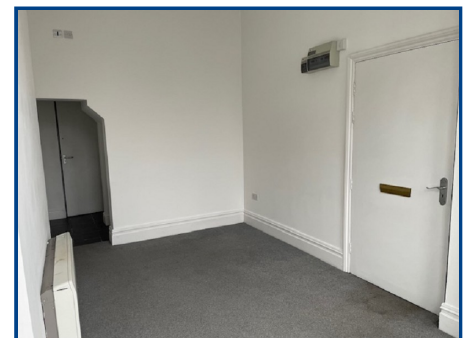
Price £40,000



- Ground Floor Office Space
- In a Convenient Location within the Town
- Electric Heating
- Separate Wc
- EPC: F149

General Description

Ground Floor Office Space with Separate wc and electric heating. Convenient location within close proximity to the newly developed market hall.



EPC Rating: F149

George Street, Llandeilo, Carmarthenshire.

Property Description

Set in a conservation area, office space with large sash window to front with electric storage radiators and separate wc.

Situated within Llandeilo town centre in a convenient location which offers a wide and varied range of amenities to include shops, offices and schools etc. Leisure amenities are available within walking distance to include tennis courts, playing fields, Penlan park, Dynevor park with its Historic Castle, nature walks and wildlife reserve.

Llandeilo is situated in the Towy Valley and is centrally located for the M4, the County town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. The area is well known tourist destination with popular attractions of Dinefwr Castle, Carreg Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

The accommodation briefly comprises office space, inner hall and separate wc.
CTFCP

Side Entrance Door

to:
Office (15' 8" x 9' 4") or (4.77m x 2.84m)
Large front window, fuse box, telephone point and night storage heater.

Inner Hall

Tiled floor and storage area.

Separate WC (7' 10" x 5' 6") or (2.39m x 1.67m)

Low level wc and 2 vanity wash hand basins. Extractor fan, hand dryer, night storage heater and tiled floor.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Viewing

By appointment with the Selling Agents.

Broadband and Mobile phone

The broadband and mobile phone signal is deemed to be good in this location.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

Not Specified

Directions

From our office head down Rhosmaen Street passing the Cawdors on the right. Turning right before the Church and head up the one way around the corner where Llysmorfa can be found on the left hand side.

Important notice

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Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.