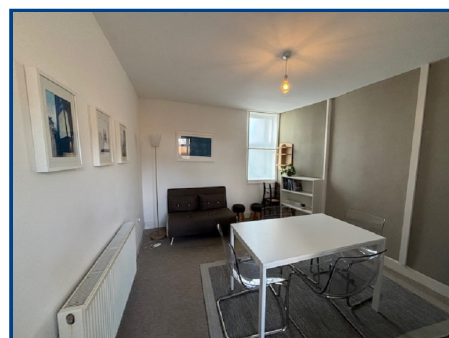
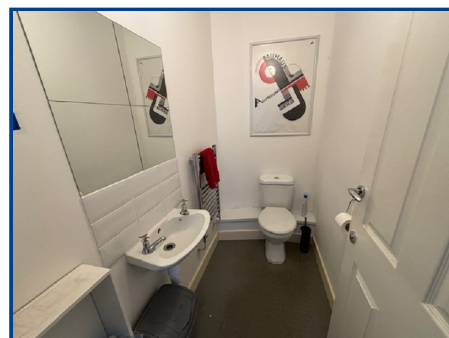
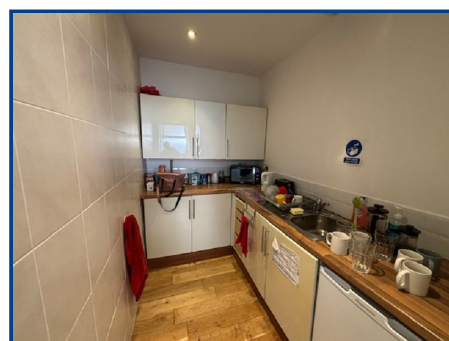
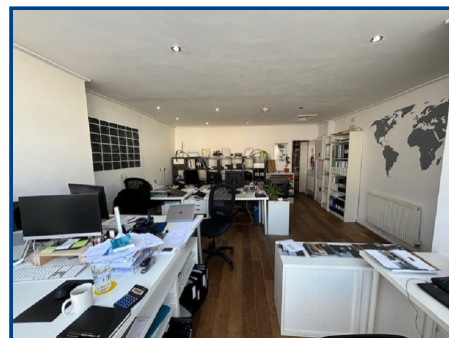


**19/19B New Road  
Llandeilo  
Carmarthenshire.**

Price **£90,000**



- Llandeilo town convenient location
- Commercial premises
- Currently used as offices
- Suitable for Alternative Accommodation Subject to Planning Approval
- Gas Central Heating
- Street Parking Nearby
- EPC: C57



## General Description

A spacious ground floor office premises currently used as an Architects business but would lend itself for alternative use, subject to the necessary planning approval.

## New Road, Llandeilo, Carmarthenshire.

### Property Description

A spacious property comprising a ground floor office and basement area, would be ideal as a residential or retail unit, subject to the necessary planning consent.

The property comprises main office, inner hall, kitchen area, separate wc, rear office and basement area. The property is split being part leasehold and part freehold.

Situated within Llandeilo town which offers a wide and varied range of amenities to include cafes, 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.

### Entrance Porch

to:

### Front Office (21' 6" x 16' 3") or (6.56m x 4.95m)

Laminate floor, access to roof space, spot lights, large display window and two radiators.

### Hall (9' 3" x 7' 3") or (2.82m x 2.22m)

### Kitchen (8' 6" x 5' 3") or (2.59m x 1.61m)

Single drainer stainless steel sink unit with mixer tap, base and wall unit, drawer unit, part tiled and spot lights.

### Inner lobby

to:

### Separate WC (6' 1" x 3' 7") or (1.86m x 1.09m)

With low level WC, vanity wash hand basin, heated towel rail, extractor fan.

### Rear Office (10' 10" x 13' 0") or (3.29m x 3.97m)

Radiator and window.

### Inner Hall

Double glazed door to side, double glazed window, laminated floor and store area, stairs down to:

### Basement (17' 7" x 11' 10") or (5.37m x 3.61m)

Light and power.

### 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 signal is deemed to be good in this location.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

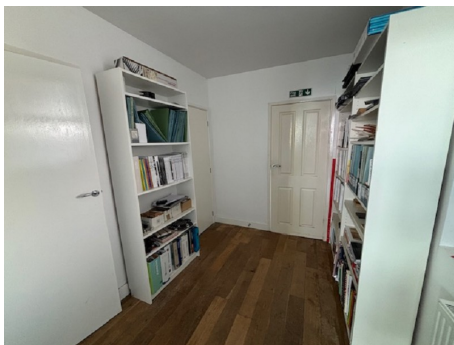
Freehold

### Council Tax

Not Specified

### Directions

From our office proceed down Rhosmaen street and turn left opposite CKs at the Square. Continue up New road and the property will be found on the left hand side by the zebra crossing.



### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Professional Services

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](mailto:surveys@ctf-uk.com).