



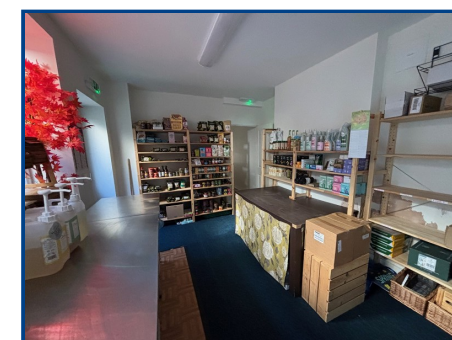
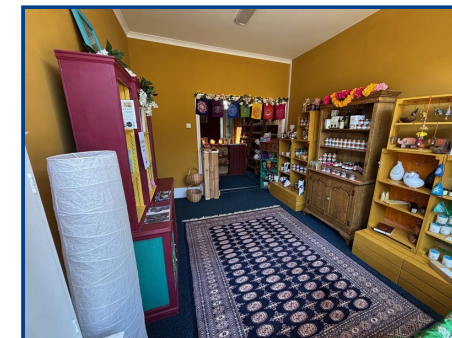
Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
12 Offices Across South Wales

42 Rhosmaen Street
Llandeilo.
SA19 6HD

Price **£250,000**



- Ideal Investment Opportunity
- Retail Shop Area & Offices Above
- Prime Location within Llandeilo Town
- Kitchen & Toilet Facilities
- Potential For Residential Planning
- EPC: PENDING



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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.

General Description

Ideal Investment Opportunity! Situated in a prime location within Llandeilo town centre, the property comprises a retail shop with offices above over three floors which have potential to convert subject to residential planning consent.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

Rhosmaen Street, Llandeilo.

Property Description

An ideal investment property comprising a retail shop area with stock room and offices above, all over three floors.

The property is situated in the town centre which offers a wide and varied range of amenities to include cafes, shops, offices and schools etc. Llandeilo is situated centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

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. The area is a well known tourist destination with popular attractions of Dinefwr Castle, Carreg Cennen Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

The accommodation comprises entrance hall, 2 retails shop area, stock room, 4 offices, kitchen and toilet facilities.

Hall

Wooden floor and timber panelling.

Inner Hallway

Stairs to first floor and under stairs cupboard.

Shop Retail Area (15' 0" x 10' 9") or (4.56m x 3.27m)

Large display window, door to hall, coved ceiling and radiator.

Retail Room Two (11' 6" x 9' 1") or (3.50m x 2.76m)

Coved ceiling, door to rear and radiator.

Stock Room (16' 2" x 10' 10") or (4.92m x 3.31m)

Double glazed door and 2 double glazed windows.

Cupboard (10' 3" x 1' 4") or (3.12m x 0.40m)

Large walk in cupboard.

Stairs to first floor.

Half Landing

Inner Landing

Radiator and access to roof space.

Kitchen (9' 6" x 5' 7") or (2.90m x 1.70m)

Range of wall and base units, radiator, stainless steel sink and mixer tap, work tops, plumbing for dishwasher and double glazed window.

Rhosmaen Street, Llandeilo.

Lobby (6' 6" x 5' 1") or (1.99m x 1.55m)

Radiator and double glazed window.

W.C. (4' 7" x 3' 1") or (1.39m x 0.95m)

Low level WC, double glazed window and wash hand basin with mixer tap.

W.C. (4' 9" x 3' 1") or (1.46m x 0.94m)

Wash hand basin with mixer tap and low level WC.

Second Floor.

Landing with radiator and stairs to second floor.

Office 1 (15' 0" x 11' 11") or (4.56m x 3.64m)

2 radiators and windows to front.

Office 2 (13' 1" x 9' 1") or (4.0m x 2.77m)

Double glazed window and radiator.

Stairs leading to:

Landing

Roof light and built in cupboard.

Office 3 (14' 11" x 12' 8") or (4.55m x 3.87m)

2 windows to front and radiator.

Office (12' 4" x 9' 3") or (3.76m x 2.82m)

Radiator and double glazed window.

EXTERNALLY

Rear gravel path

STORE SHED with wall mounted gas boiler and double glazed door.

OUTSIDE WC with low level WC, wash hand basin, double glazed door.

Raised gravelled area

Broadband and Mobile phone

The broad band and mobile signal is deemed to be good in this locality.

Viewing

By appointment with the Agents.

Local Authority

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

Services

Mains electricity, mains water, mains gas, mains drainage

Directions

From our office continue down Rhosmaen Street and the shop unit will be found on the left hand side.

