



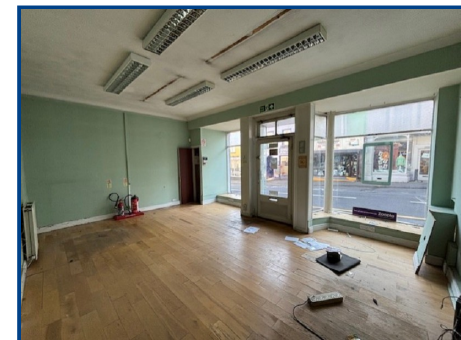
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**50 Rhosmaen Street
Llandeilo
Carmarthenshire
SA19 6HA**

Price **Guide £140,000**



- Prime town centre location on Rhosmaen Street
- 7 Office Rooms
- Double fronted shop/office
- In Need of Repair & Renovation
- Scope for a variety of commercial or mixed use purposes (STP)
- Gas Fired Central Heating
- Double Glazing
- On the main High Street with Car Park nearby
- EPC: D84



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

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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

A rare opportunity to acquire a substantial and prominently positioned double- fronted office/shop in the heart of Llandeilo, fronting on Rhosmaen Street.

The accommodation is arranged over two storey's and currently provides seven offices/ rooms, making it suitable for a variety of commercial uses.

EPC Rating: D84

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Rhosmaen Street, Llandeilo, Carmarthenshire.

Property Description

The traditionally built terraced property requires some repair and renovation but benefits from gas fired central heating and upvc double glazing.

The building would suit multi office use or, subject to the appropriate planning consent, flats or shop use.

The property is situated in the town main street 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. Convenient to the main car park in the town.

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.

Entrance Door

to:

Main Reception Office (19' 9" x 14' 0") or (6.01m x 4.26m)

Double fronted windows and central recessed door, radiator, boarded floor and meter cupboards.

Hall

Separate WC

With low level WC and wash hand basin.

Kitchen (11' 4" x 6' 1") or (3.46m x 1.85m)

With work surfaces, single drainer sink unit, upvc double glazed window, coving and fluorescent lighting.

Office 1 (11' 7" x 10' 8") or (3.53m x 3.26m)

With radiator, shelving, upvc double glazing and fluorescent lighting.

Office 2 (15' 1" x 17' 9" Max) or (4.61m x 5.40m Max)

With radiator, fluorescent lighting, shelving, upvc double glazed window and door to pedestrian side access.

First Floor

Stairs to first floor and half landing.

Separate Toilet (6' 1" x 5' 10") or (1.85m x 1.79m)

With low level WC, pedestal wash hand basin and radiator.

Rhosmaen Street, Llandeilo, Carmarthenshire.

Landing

Front Office (10' 4" x 8' 4") or (3.14m x 2.53m)

With radiator, fluorescent lighting and upvc double glazing.

Managers Office (14' 5" x 11' 9") or (4.39m x 3.57m)

With radiator, fluorescent lighting, upvc double glazing and shelving.

Office (11' 2" x 7' 6") or (3.41m x 2.28m)

With radiator, fluorescent lighting, upvc double glazing and shelving.

Office (11' 2" x 9' 4") or (3.41m x 2.85m)

With radiator, fluorescent lighting and upvc double glazing.

Rear Office (15' 3" x 17' 10" Max) or (4.64m x 5.43m Max)

With radiator, fluorescent lighting and upvc double glazing.

EXTERNALLY

Side pedestrian doorway giving access to the side of the property.

Local Authority

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

Broadband and Mobile phone

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

Viewing

By appointment with the Agents.

Agents Note

Previously let, tenancy ended 10/7/25.

Any remaining furniture, paper work etc. will be removed prior to completion.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Directions

The property stands in Rhosmaen street next to the local fish and chip shop.

