

**Kings Road  
Llandovery  
Carmarthenshire.**

Price **£95,000**



- Situated In A Prominent Town Centre Location
- Fronting A40 Trunk Road
- Easy Pedestrian Access
- Ground Floor Shop
- First Floor Kitchenette



**General Description**

A well situated property set in a prominent location fronting the A40 trunk road with easy pedestrian access within the market town of Llandovery. The property is arranged over 2 floors with retail on the ground floor with kitchenette on the first floor. The property has recently been updated by the current owner with kitchen units and worktops with contents available upon negotiation.

## Kings Road, Llandovery, Carmarthenshire.

### Property Description

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Within the town there are comprehensive shopping facilities together with public houses/restaurants, cafes, patisserie, ice cream parlour, post office, doctors surgery, cottage hospital, swimming pool and supermarket. Llandovery also benefits from a local primary school and the renowned Llandovery College. Llandovery is an ancient market town situated on the A40 trunk road with the capital city of Cardiff within 65 miles and with the Cambrian Mountains to the North and the Brecon Beacons National Park to the South. Within the town is a station on the Heart of Wales line from Shrewsbury to Swansea with connections thereon to London.

### Ground Floor

Measuring 18' 08 (5.69m) increasing to 21' 01 (6.43m) x 15' 0 (4.57m). With double fronted windows on to the main A40. Range of newly fitted floor level cupboards & worktop. Wash hand basin. Stainless steel sink & drainer. Door from main sales outlet leading to rear stairs and additional door to rear which gives access from Market Square for maintenance and repair of the property.

### First Floor

### Separate Toilet

With low level wc and wash hand basin.

### Kitchenette/Office Space (17' 02" x 12' 09") or (5.23m x 3.89m)

With reduced head room. A range of floor level drawers and cupboards. Stainless steel sink and drainer with splash back. Under eaves storage.

### Services

Mains electricity, water and drainage are connected to the property.

### Agents Note

The vendor is open to negotiations on the contents of the building.

### Broadband & Mobile Signal

Superfast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

### Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

### Viewing

Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

### Tenure

Freehold

### Council Tax

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### Important notice

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