

**Stone Street
Llandovery
Carmarthenshire.**

Price **£250,000**



- A Block Of Five Flats
- Separate Accesses For Each Flat
- Arranged On Ground And First Floor
- Conveniently Situated To Town Centre Facilities
- Investment Opportunity
- All Flats Currently Occupied

General Description

A mid terraced premises ideal for investment buyers and comprises five flats conveniently situated within level walking distance of the town centre facilities.

Stone Street, Llandovery, Carmarthenshire.

Property Description

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The market town of Llandovery offers good shopping facilities with variety of shops, post office, patisserie, butcher, library, newsagent, doctors surgery and cottage hospital, junior school and Llandovery College in the private sector together with a swimming pool and a supermarket on the outskirts of the town.

The accommodation comprises as follows;

Flat 1

Being ground floor with living room, kitchen, bathroom and door rear access. Currently let at £360 PCM.

Flat 2

Being ground floor with sitting room, 2 bedrooms, hallway, bathroom, kitchen and rear access. Currently let at £360 PCM.

Flat 3

Being ground floor with rear access from Victoria Street and having kitchen, bedroom, sitting room and bathroom. Currently let at £320 PCM.

Flat 4

Being first floor with separate steel staircase from Victoria Street and having kitchen, bedroom, sitting room and bathroom. Currently let at £350 PCM.

Flat 5

Being first floor with access from Stone Street having kitchen, bathroom, 2 bedrooms and living room. Currently let at £420 PCM.

EXTERNALLY

To the front, flats 1,2 & 5 are accessed from Stone Street. Access to flats 3 & 4 from the rear with detached garage and off road parking off Victoria Street.

Agents Note

All flats are currently occupied and will be present at the time of sale.

Tenure

Freehold.

Services

We understand that each property is served by mains electricity, mains water, mains drainage and mains gas.

EPC

Flat 1 - 67D

Flats 2,3,4 & 5 are awaiting a rating.

Local Authority

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

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be likely.

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.

Council Tax

Not Specified

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.