

**Stone Street
Llandovery
Carmarthenshire.**

Price **£229,000**



- Grade II Listed Property Dating Back To 1810
- Commercial Shop On Ground Floor
- Separate 3 Bedroom Maisonette Above
- Including Kitchen/Diner, Living Room, Office & Bathroom
- Garage With Access On To Water Street
- Set In A Prominent Location

General Description

3 Stone Street is a Grade II Listed well situated building set in a prominent location with easy pedestrian access within the market town of Llandovery. The property is arranged over 3 floors with spacious retail area on the ground floor.

Stone Street, Llandovery, Carmarthenshire.

Property Description

3 Stone Street is a Grade II Listed well situated building set in a prominent location with easy pedestrian access within the market town of Llandovery. The property is arranged over 3 floors with spacious retail area on the ground floor. The living accommodation on the first floor and second floor comprises 3 bedrooms, kitchen/diner, living room, office and bathroom.

Within the town there are comprehensive shopping facilities together with bank, public houses/restaurants and post office, doctors surgery, cottage hospital, several places of worship, swimming pool and supermarket. In addition there is a station on the Heart of Wales railway line.

Retail Shop Area (35' 03" Max x 23' 05" Max) or (10.74m Max x 7.14m Max)

With parquet flooring. Including STORAGE AREA with tiled floor, low level wc, wash hand basin and shelving. CHANGING ROOMS with 2 changing cubicles measuring 13' 06 x 8' 06.

Entrance Porch

With staircase to first floor.

First Floor.

Entrance Hall

Staircase to second floor. Walk in understairs cupboard.

Kitchen/Diner (23' 11" x 13' 07") or (7.29m x 4.14m)

With a range of floor and eye level drawers and cupboards. Stainless steel sink and drainer. Beaumatic double oven with 5 ring gas hob and extractor over. Breakfast bar. Vaillant gas fired boiler. Radiator. Plumbing for washing machine and dishwasher. Part tiled walls. Access hatch to roof space. Dual aspect windows.

Office (13' 08" x 7' 10") or (4.17m x 2.39m)

With radiator. Door to living room.

Living Room (23' 08" x 13' 06") or (7.21m x 4.11m)

With gas fire in surround. 3 radiators.

Bathroom (10' 03" x 8' 01") or (3.12m x 2.46m)

With low level wc, panelled bath and shower attachment. Shower cubicle. Wash hand basin with cupboard beneath and mirror over. Heated towel rail. Radiator. Fully tiled walls.

Second Floor.

Landing

With storage cupboard.

Bedroom 1 (13' 05" x 10' 0") or (4.09m x 3.05m)

With radiator.

Bedroom 2 (14' 00" x 13' 05") or (4.27m x 4.09m)

With radiator.

Bedroom 3 (10' 00" x 8' 08") or (3.05m x 2.64m)

With radiator.

EXTERNALLY

To the rear of the property is a enclosed patio and decking area with pedestrian access to the rear leading to

Garage (27' 00" x 16' 00") or (8.23m x 4.88m)

Of irregular shape. With remote control electric up and over door. Electric and power points.

Services

With mains water, electricity, gas and drainage.

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.



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.