

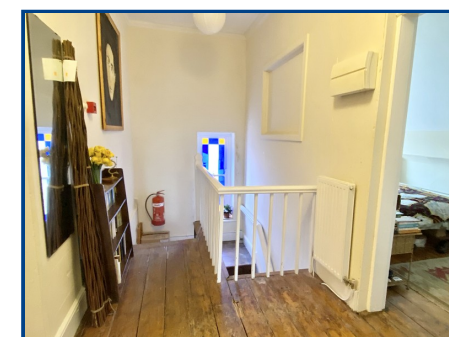
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

High Street Llandovery Carmarthenshire.

Price **£189,950**



- Substantial Business Premises
- Ground Floor Shop With Storage Rooms
- Flat 1 - 2 Bedrooms, Living Room, Kitchen, Shower Room & WC
- Flat 2 - 1 Bedroom, Kitchen, Living Room & Bathroom
- Grade II Listed
- Ideal Investment Property
- All Units Currently Tenanted



Viewing: **01550 720 440** Website: **www.ctf-uk.com** Email: **llandoverly@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

31 High Street is a substantial business premises located in a prime location on the main A40 through the market town of Llandovery. The property is ideal for investment buyers and comprises a ground floor shop with 2 self contained flats above.

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High Street, Llandovery, Carmarthenshire.

Property Description

31 High Street is a substantial business premises located in a prime location on the main A40 through the market town of Llandovery. The property is ideal for investment buyers and comprises a ground floor shop with 2 self contained flats above.

Flat 1 - 2 bedrooms, living room, kitchen, shower room & wc.

Flat 2 - 1 bedroom, living room, kitchen & bathroom.

The residential accommodation has separate access from the ground floor shop.

Llandovery is an ancient market town situated on the A40 trunk road which offers shopping facilities together with post office, butchers, patisserie, library, supermarket, swimming pool, doctors surgery, cottage hospital, local authority junior school and the renowned Llandovery College. The Heart of Wales railway station provides services to Swansea and Shrewsbury is also within close proximity.

Llandovery attracts large number of tourists and visitors who supplement the all year round activity. The freehold premises is for sale with the shop and both flats currently tenanted.

Shop (24' 02" x 15' 11") or (7.37m x 4.85m)

With 2 bay display windows. Tiled floor. 3 Radiators.

Store Room

11' 08 x 11' 03 decreasing to 8' 05.

With wash hand basin, radiator and door to Kitchenette.

Kitchenette (7' 07" x 5' 0") or (2.31m x 1.52m)

With electric boiler system. Door to WC with low level wc, wash hand basin and radiator.

Entrance Hallway - Ground Floor

Separate side entrance to flat 1 and 2.

Ornate tiled floor with understairs storage cupboard. Dentil cornices. Staircase leading to first floor.

First Floor Landing

With 2 doors to flat 1. Door to flat 2 entrance.

Flat 1

Kitchen (10' 11" x 10' 08") or (3.33m x 3.25m)

Measurement to bay window. With sink and drainer unit, range of fitted kitchen units with work surfaces, Lamona electric cooker with 4 ring electric hob and extractor over. Part tiled walls, cupboard housing central heating and domestic hot water controls. 2 radiators. Smoke alarm.

W.C.

Having low level wc and pedestal hand basin, part tiled walls.

Living Room (17' 05" x 11' 07") or (5.31m x 3.53m)

Measurement into bay window. With feature fireplace (non-functional), radiator.

Bedroom 1 (19' 05" x 11' 03" Max) or (5.92m x 3.43m Max)

Measurement into bay window. With radiator, door to:-

Bedroom 2 (14' 07" x 8' 03" Max) or (4.45m x 2.51m Max)

With radiator. Door to entrance landing.

Shower Room

Having tiled shower cubicle.

Second Floor.

Flat 2

Landing (15' 0" x 6' 03") or (4.57m x 1.91m)

With timber floor. Radiator. Stained glass window. Access hatch to roof space. Storage cupboard with shelving.

Kitchen (14' 04" x 12' 01") or (4.37m x 3.68m)

With floor level cupboards. Stainless steel sink and drainer. 4 ring electric hob with extractor fan over and oven beneath. Part tiled walls. Radiator. Dual aspect windows.

Living Room (16' 05" x 12' 0") or (5.00m x 3.66m)

With radiator.

Bedroom 1 (15' 0" x 8' 07") or (4.57m x 2.62m)

With radiator.

Bathroom (10' 09" x 8' 05") or (3.28m x 2.57m)

With low level wc, wash hand basin and panelled bath. Electric boiler system. Radiator. Part panelled walls. Airing cupboard.

Services

Mains electric by token meter on each floor. Mains water and drainage. Central heating and domestic hot water by means of electric boiler on each floor.

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 Clew Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Tenure

Freehold

