



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

**42 Rhosmaen Street
Llandeilo
Carms SA19 6HD**

Price Guide £185,000



- TO BE SOLD BY ONLINE AUCTION - GUIDE PRICE £185,000 (plus fees)
- Retail Shop Area & Offices Above
- Prime Location within Llandeilo Town
- Kitchen & Toilet Facilities
- Potential For Residential Planning
- EPC: PENDING
- Ideal Investment Property

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

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Professional Services

Our 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

General Description

TO BE SOLD BY ONLINE AUCTION - GUIDE PRICE £185,000 (plus fees) ** This Auction will be held by our joint Auctioneers - Auction House Wales www.auctionhouse.co.uk/wales** Bidding will open at 12 Noon on Monday 22nd June 2026 and will run until 12 Noon on Wednesday 24th June 2026

Ideal Investment Opportunity! Situated in a prime location within Llandeilo town centre. the property comprises a

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Rhosmaen Street, Llandeilo.

Property Description

TO BE SOLD BY ONLINE AUCTION - GUIDE PRICE £185,000 (plus fees). An ideal investment property comprising a retail shop area with stock room and offices above, all over three floors.

The property is situated in the town centre 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.

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.

The accommodation comprises entrance hall, 2 retail shop area, stock room, 4 offices, kitchen and toilet facilities.

Hall

Wooden floor and timber panelling.

Inner Hallway

Stairs to first floor and under stairs cupboard.

Shop Retail Area (15' 0" x 10' 9") or (4.56m x 3.27m)

Large display window, door to hall, coved ceiling and radiator.

Retail Room Two (11' 6" x 9' 1") or (3.50m x 2.76m)

Coved ceiling, door to rear and radiator.

Stock Room (16' 2" x 10' 10") or (4.92m x 3.31m)

Double glazed door and 2 double glazed windows.

Cupboard (10' 3" x 1' 4") or (3.12m x 0.40m)

Large walk in cupboard.

Stairs to first floor.

Half Landing

Inner Landing

Radiator and access to roof space.

Kitchen (9' 6" x 5' 7") or (2.90m x 1.70m)

Range of wall and base units, radiator, stainless steel sink and mixer tap, work tops, plumbing for dishwasher and double glazed window.

Lobby (6' 6" x 5' 1") or (1.99m x 1.55m)

Radiator and double glazed window.

Rhosmaen Street, Llandeilo.

W.C. (4' 7" x 3' 1") or (1.39m x 0.95m)

Low level WC, double glazed window and wash hand basin with mixer tap.

W.C. (4' 9" x 3' 1") or (1.46m x 0.94m)

Wash hand basin with mixer tap and low level WC.

Second Floor.

Landing with radiator and stairs to second floor.

Office 1 (15' 0" x 11' 11") or (4.56m x 3.64m)

2 radiators and windows to front.

Office 2 (13' 1" x 9' 1") or (4.0m x 2.77m)

Double glazed window and radiator.

Stairs leading to:

Landing

Roof light and built in cupboard.

Office 3 (14' 11" x 12' 8") or (4.55m x 3.87m)

2 windows to front and radiator.

Office (12' 4" x 9' 3") or (3.76m x 2.82m)

Radiator and double glazed window.

EXTERNALLY

Rear gravel path

STORE SHED with wall mounted gas boiler and double glazed door.

OUTSIDE WC with low level WC, wash hand basin, double glazed door.

Raised gravelled area

Broadband and Mobile phone

The broad band and mobile signal is deemed to be good in this locality.

Viewing

By appointment with the Agents.

Local Authority

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

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Directions

From our office continue down Rhosmaen Street and the shop unit will be found on the left hand side.

