

**Elvet House,
Llanybydder,
Carmarthenshire,
SA40 9XS.**

Price £185,000

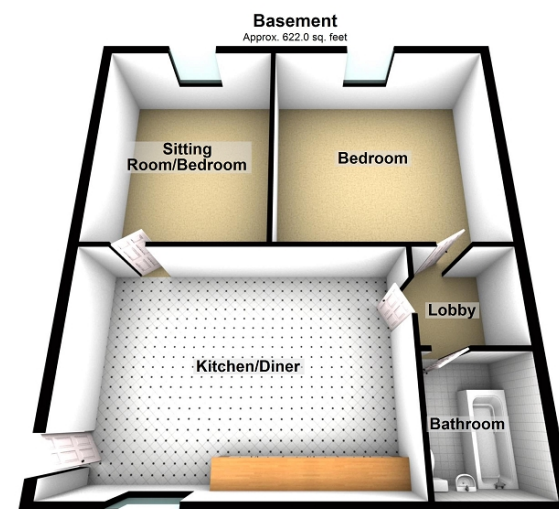
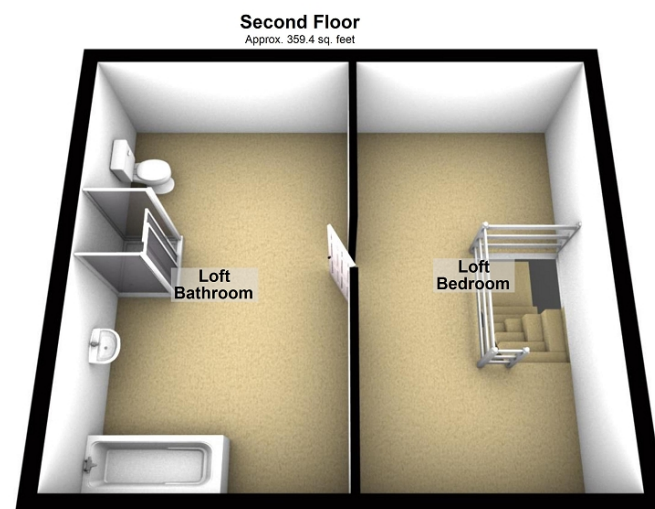
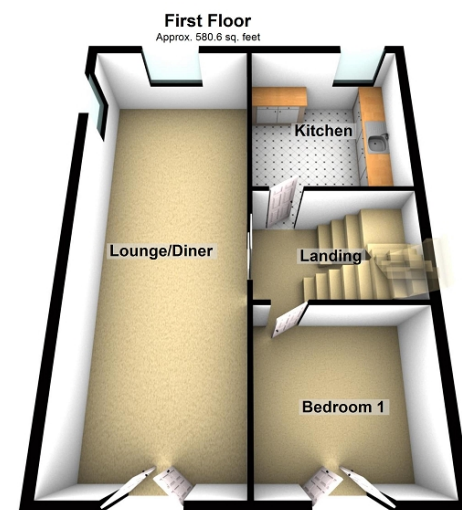
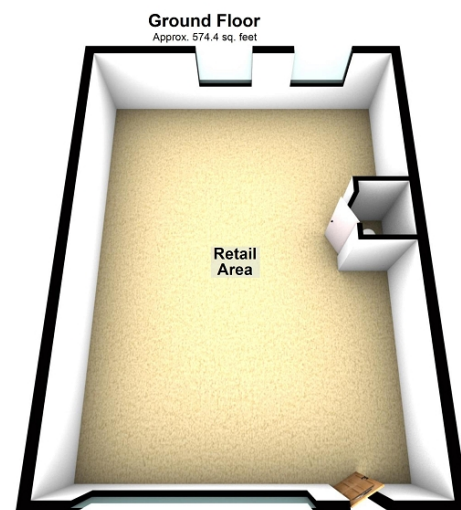


- Large Mixed Residential/Commercial Property
- Popular Market Town Location
- Excellent Letting Potential
- Retail Shop & 2 x 2 Bed Flats/Maisonettes
- Arranged on Four Floors Plus Cellar
- Double Glazing & Central Heating
- Good Sized Mature Rear Garden
- EPC Shop Area - B42, Basement Flat D95, Top Flat E42
- On Road Car Parking
- Council Tax - Shop - Band A, 2 Flats - Band B

General Description

EPC Rating: D59

****EXCELLENT LETTING POTENTIAL VIEWING ADVISED**** - A conveniently positioned mixed residential/commercial property located within the busy market village of Llanybydder which provides all the usual basic amenities. Comprises 2 x 2 bed self contained flats with retail shop area with large rear garden.



Total area: approx. 2136.4 sq. feet

Viewing: **01267 230 645**

Website: **www.ctf-uk.com**

Email: **carmarthen@ctf-uk.com**

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.

Property Description

Located in the heart of the popular market village of Llanybydder a prime opportunity of acquiring a substantial mid terraced property offering excellent potential of generating a good letting income, or alternatively as a family home (subject to consent). Comprises a retail shop area which was run until recently as a hair salon, being ready for immediate occupation and could be suitable for other commercial enterprises (STC). There are 2 x 2 bedroom self contained flats/maisonettes located on both first floor/attic room and the lower ground floor with excellent letting potential. Outside there is on road parking with good sized level rear garden laid to lawn with Summer house and garden/potting shed with access to useful cellar space.

CTFCP

Retail Shop Area (27' 11" x 20' 08" Max) or (8.51m x 6.30m Max)

Large retail area most recently used as hair salon with potential for other commercial usage (subject to consent), double glazed front entrance door with large side shop window, currently divided into two areas, 2 windows to rear, ornate fireplace and surround with grate and slate hearth, timber flooring, fitted cupboards with shelving door to separate WC.

Lower Ground Floor Flat

Which is approached via a independent access down the side benefiting from oil fired central heating and double glazing, and the accommodation provides as follows:

Kitchen/Diner (14' 08" x 13' 05") or (4.47m x 4.09m)

Fitted base and eye level cupboards, sink unit with mixer tap, electric cooker (not tested), brick built fireplace, radiator, door to:

Sitting Room / Bedroom (13' 03" x 11' 00") or (4.04m x 3.35m)

Window to rear, radiator, alcove cupboard.

Bedroom (13' 04" x 9' 02") or (4.06m x 2.79m)

Window to rear, radiator, built in cupboard.

Bathroom (5' 09" x 5' 03") or (1.75m x 1.60m)

Three piece suite comprising bath, WC, wash hand basin.

First Floor Maisonette

Which is approached via a side independent access, and the accommodation is arranged on 2 floors benefiting from oil fired central heating and double glazed windows. Accommodation provides as follows:

Entrance Lobby

Front entrance door, stairs to:

First Floor Landing

Stairs to loft/attic rooms, doors to:

Living Room/Diner (27' 10" x 10' 02") or (8.48m x 3.10m)

Most spacious room being light and airy with double glazed French doors to front with Juliet balcony, triple aspect windows, 2 radiators,

Kitchen (10' 06" x 10' 06") or (3.20m x 3.20m)

Range of fitted pine base and eye level cupboards with 1.5 bowl single drainer sink unit with mixer tap, fitted oven with hob and hood over, plumbing for washing machine and dish washer, tiled surrounds, fridge space, window to rear.

Bedroom (10' 10" x 9' 10") or (3.30m x 3.00m)

French doors to front with Juliet balcony, radiator.

Loft/Attic Rooms

Which is approached from the first floor landing area to:

Bedroom (16' 10" x 9' 05") or (5.13m x 2.87m)

Timber panelled walling and ceiling, 2 sky windows, radiator, door to:

Bathroom (14' 10" x 10' 03") or (4.52m x 3.12m)

Suite comprising bath, WC, shower cubicle, wash hand basin, radiator, timber panelling.

Basement/Cellar (20' 06" x 13' 02") or (6.25m x 4.01m)

Ideal for storage purposes having direct access to garden.

Outside

Small forecourt with on road car parking, side alleyway leading down to good sized rear garden being level and mature with lawn, productive apple tree, decorative stone patio area, Summer house, garden/potting shed with outside oil fired central heating boiler.

Tenure

The property is freehold.

Council Tax

The shop area is listed in band B. Flats are listed in band A.

Services

Mains electricity, mains water, mains drainage - one system to all units.

Tenure

Freehold

Directions

From Carmarthen take the main A485 Lampeter road and carry on for approx 18 miles until arriving at Llanybydder. Take a left turning at the main crossroads down the hill and the property will be found further down on the left.

