



## 123 Rhosmaen Street, Llandeilo, Carmarthenshire SA19 6EN

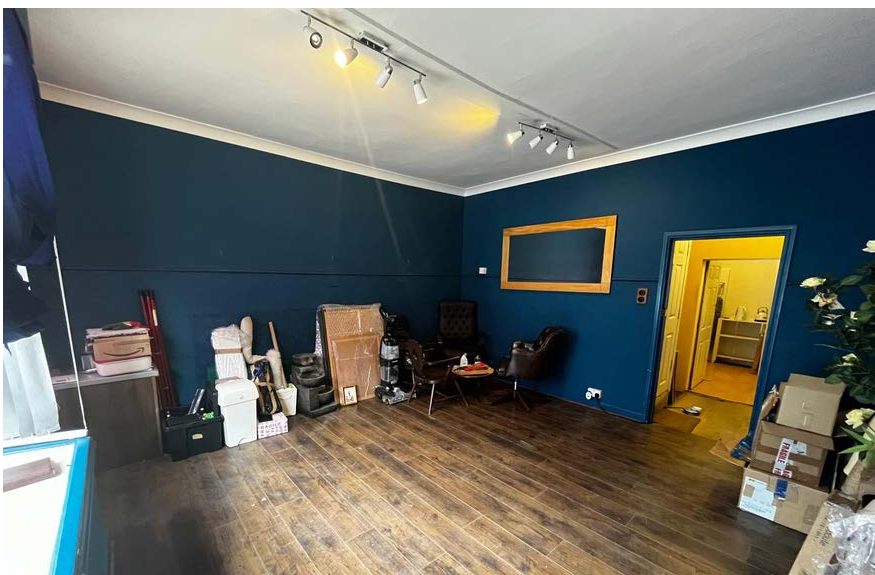
**Guide Price: £165,000**

### Property Features

- Mid-terrace 3-storey plus basement floor mixed use property
- Situated in the centre of popular boutique market town of Llandeilo, Carmarthenshire
- Ground floor retail and basement stores with 2/3-bed maisonette flat on first and second floors
- Suitable for a range of uses, further conversion and modernisation (s.t.p.c)

### Property Summary

A three storey mid-terraced mixed use property, consisting of a retail shop and stores, with a maisonette flat above, situated in the centre of the boutique market town of Llandeilo, fronting onto the towns busy thoroughfare and principal trading area.



## Full Details

### Overview

The property comprises a four storey mid-terrace mixed use property, consisting of a retail shop and stores, with a maisonette flat above, situated in the centre of the boutique market town of Llandeilo, Carmarthenshire, fronting onto the town's busy thoroughfare and principal trading area.

Llandeilo itself is regarded as one of the best places to live in Wales, as reported by the Sunday Times and is popular with day-trippers, weekenders, tourists and local alike, attracted to the array of independent shops, eateries and the National Trust's well-regarded Dinefwr Park and Castle.

The property is situated on Rhosmaen Street, a busy high street with a number of well-regarded shops in close proximity, in addition to professional services and public houses and the town's main surface carpark is a short walk away. The town is also serviced by a regular bus service to Carmarthen and Swansea, whilst the train station is also nearby, with direct links along the Heart of Wales line.

Internally, the property briefly consists of a ground floor retail shop with rear ancillary accommodation to include a WC and base unit with sink, along with basement level stores. A doorway leads out to the White Horse public house courtyard to the side. A staircase leads up to a 2/3-bedroom maisonette flat spread across the first and second floors, part of which is a flying Freehold with the popular White Horse public house to the rear of the property. The flat benefits from a kitchen with base and wall units, sink, cooker and a family bathroom and a separate WC.

The accommodation is currently held vacant although in need of some updating, whilst retaining many original character features throughout. The property offers a blank canvas to a new buyer to further modernise or convert, subject to obtaining the necessary planning consents.

### Accommodation



## Ground Floor

### Retail Shop

4.36m x 4.57m (14' 4" x 15' 0")

### Internal Hall

1.78m x 2.47m (5' 10" x 8' 1")

### Rear Stores

3.88m x 2.76m (12' 9" x 9' 1")

### Ancillary / WC

0.74m x 2.71m (2' 5" x 8' 11")

### Basement Stores



## First Floor

### Kitchen

2.81m x 4.70m (9' 3" x 15' 5")

### Living Room

4.5m x 4.54m (14' 9" x 14' 11")

### Bedroom 1

2.79m x 2.53m (9' 2" x 8' 4")

### Bedroom 2

2.86m x 2.75m (9' 5" x 9' 0")



## Second Floor

### W.C

1.2m x 1.64m (3' 11" x 5' 5")

### Bedroom 3

5.56m x 2.65m (18' 3" x 8' 8")

### Bathroom

2.70m x 2.85m (8' 10" x 9' 4")



### Store

2.89m x 1.83m (9' 6" x 6' 0")

### Further Information

#### Tenure

We understand the property is held on a Freehold basis with vacant possession upon completion.

#### Services

We understand that all mains services are connected to the property. None of the services have been tested.

#### Energy Performance Certificate

EPC Rating E (118).

#### Council Tax Band

We understand the Carmarthen County Council Tax Band is A - approx. £1,365.35 for 2024/2025.

#### Business Rates

Current Rateable Value 1 April 2023 to present: £4,200 per annum.

#### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

#### Planning

Please direct all planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire, SA19 6HW  
Tel: 01267 234567

#### Plans

Plans are prepared for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.





### Local Authority

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

### Viewing

Strictly by appointment with the Vendors Sole Agents Rees Richards & Partners.

Please contact Carmarthen Office for further information:

12 Spilman Street, Carmarthen, SA31 1LQ.

Tel: 01267 612021 or email [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

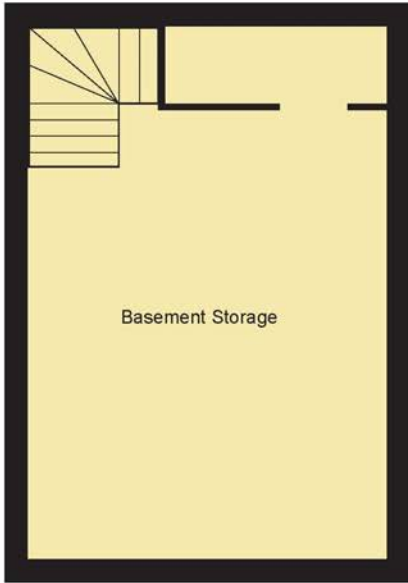
F 126-150

G Over 150

Less energy efficient

118 This is how energy efficient the building is

Net zero CO<sub>2</sub> emissions



BASEMENT



ATTIC



GROUND FLOOR

Arch Through  
to Courtyard



FIRST FLOOR

All measurements are approximate and for display purposes only.

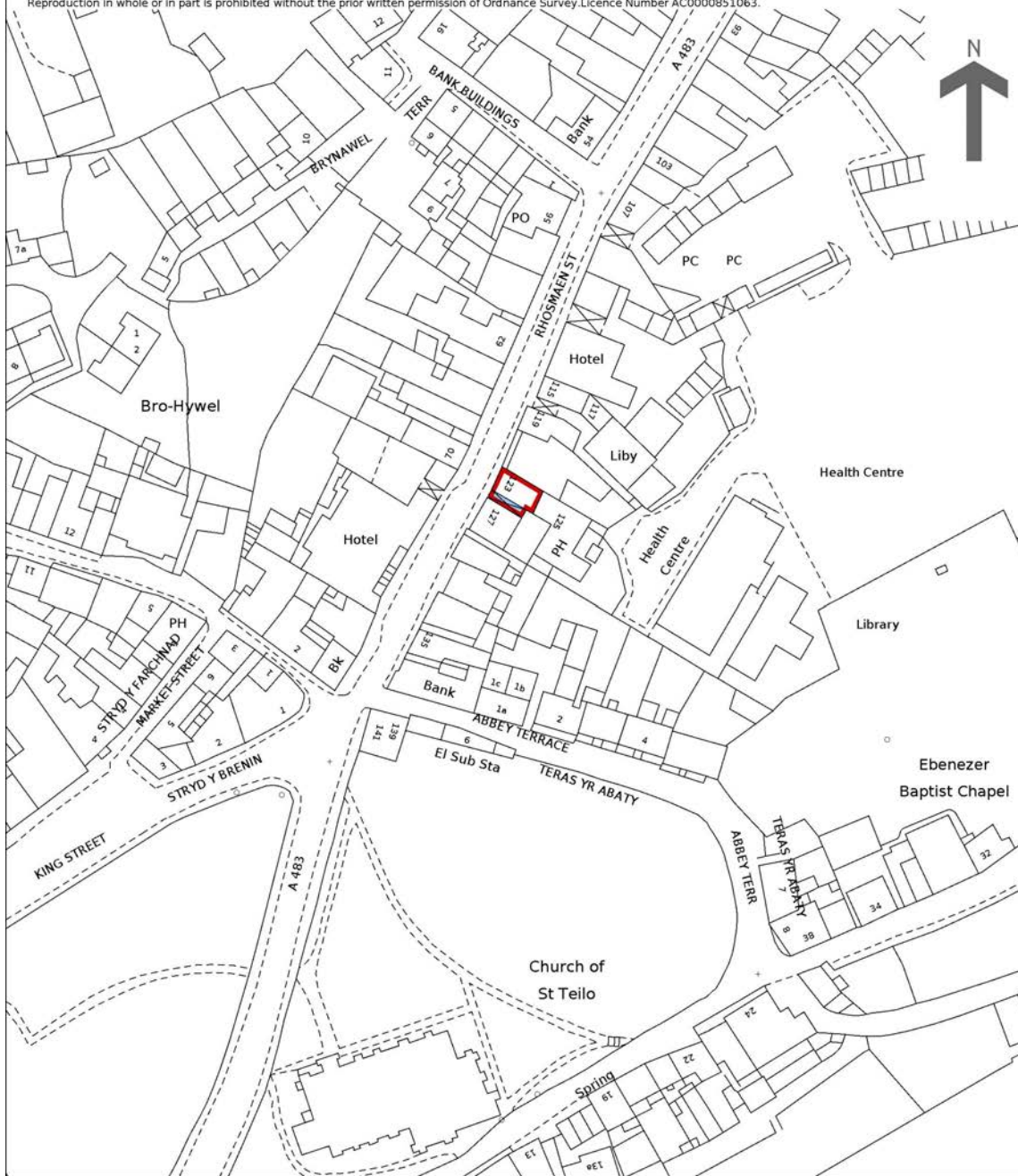
123, Rhosmaen Street, Llandeilo, SA19 6EN

HM Land Registry  
Official copy of  
title plan

Title number **CYM100878**  
Ordnance Survey map reference **SN6222SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Carmarthenshire / Sir Gaerfyrddin**



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