



123 Rhosmaen Street, Llandeilo, Carmarthenshire SA19 6EN

£150,000 For Sale

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

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")

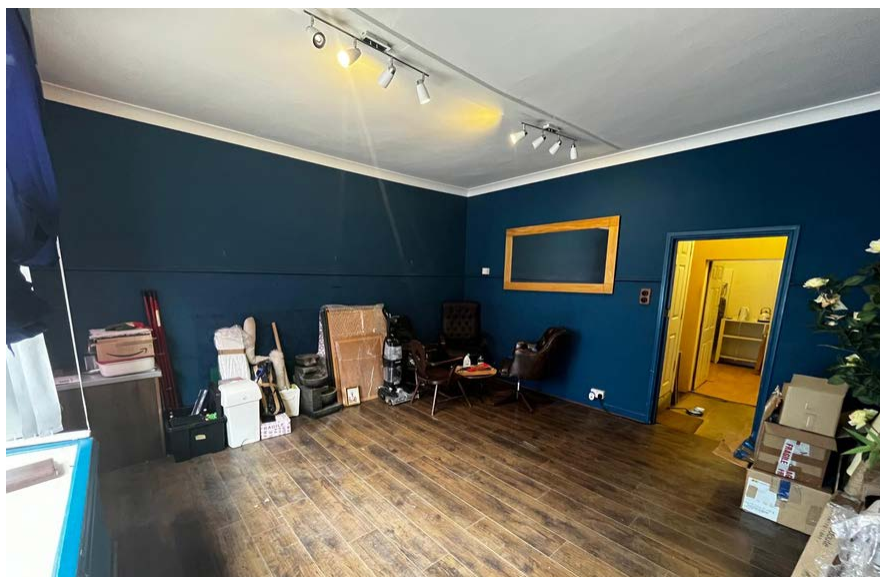
Second Floor

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 Couty Council Tax Band is A - approx. £1,365.35 for 2024/2025.

Business Rates

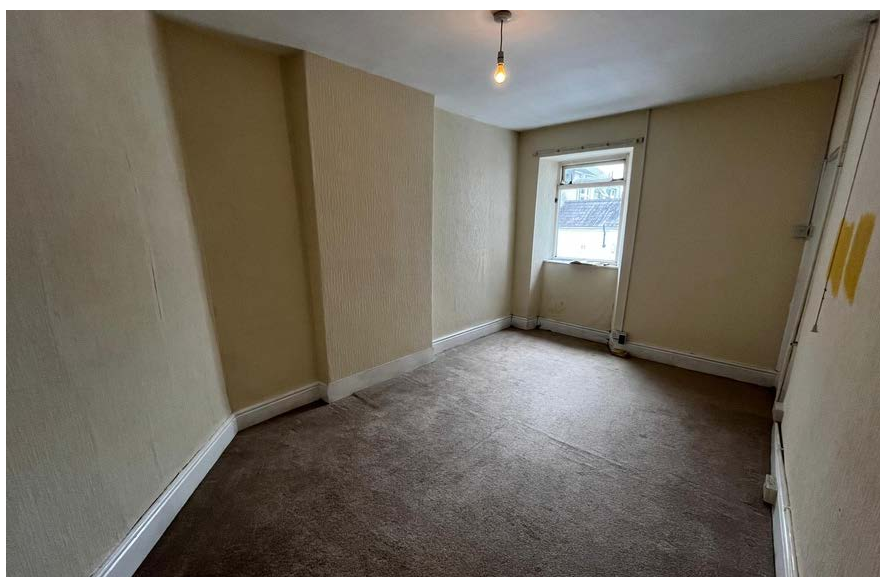
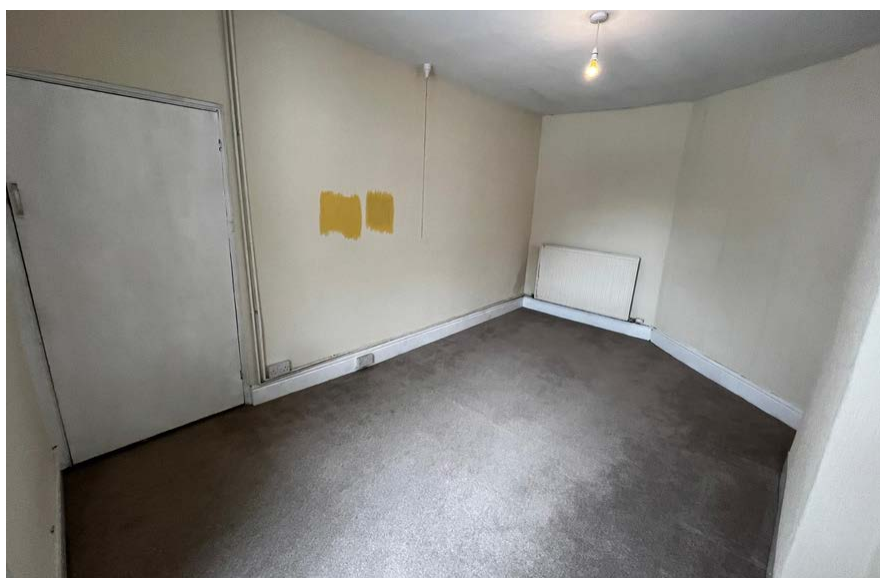
Current Rateable Value 1 April 2023 to present: £4,200 per annum.

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 mis-statement 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

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

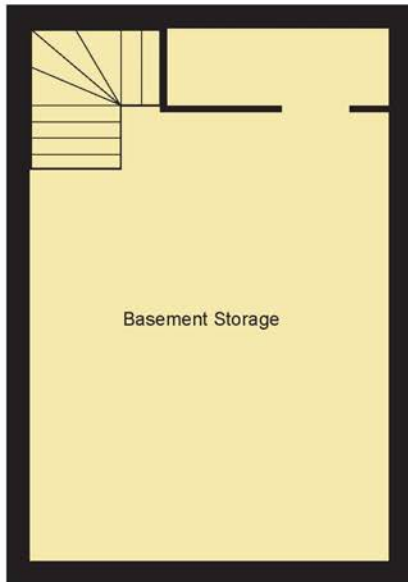
E 101-125

F 126-150

G Over 150

Less energy efficient

118 This is how energy efficient the building is



BASEMENT



ATTIC



GROUND FLOOR

All measurements are approximate and for display purposes only.



FIRST FLOOR

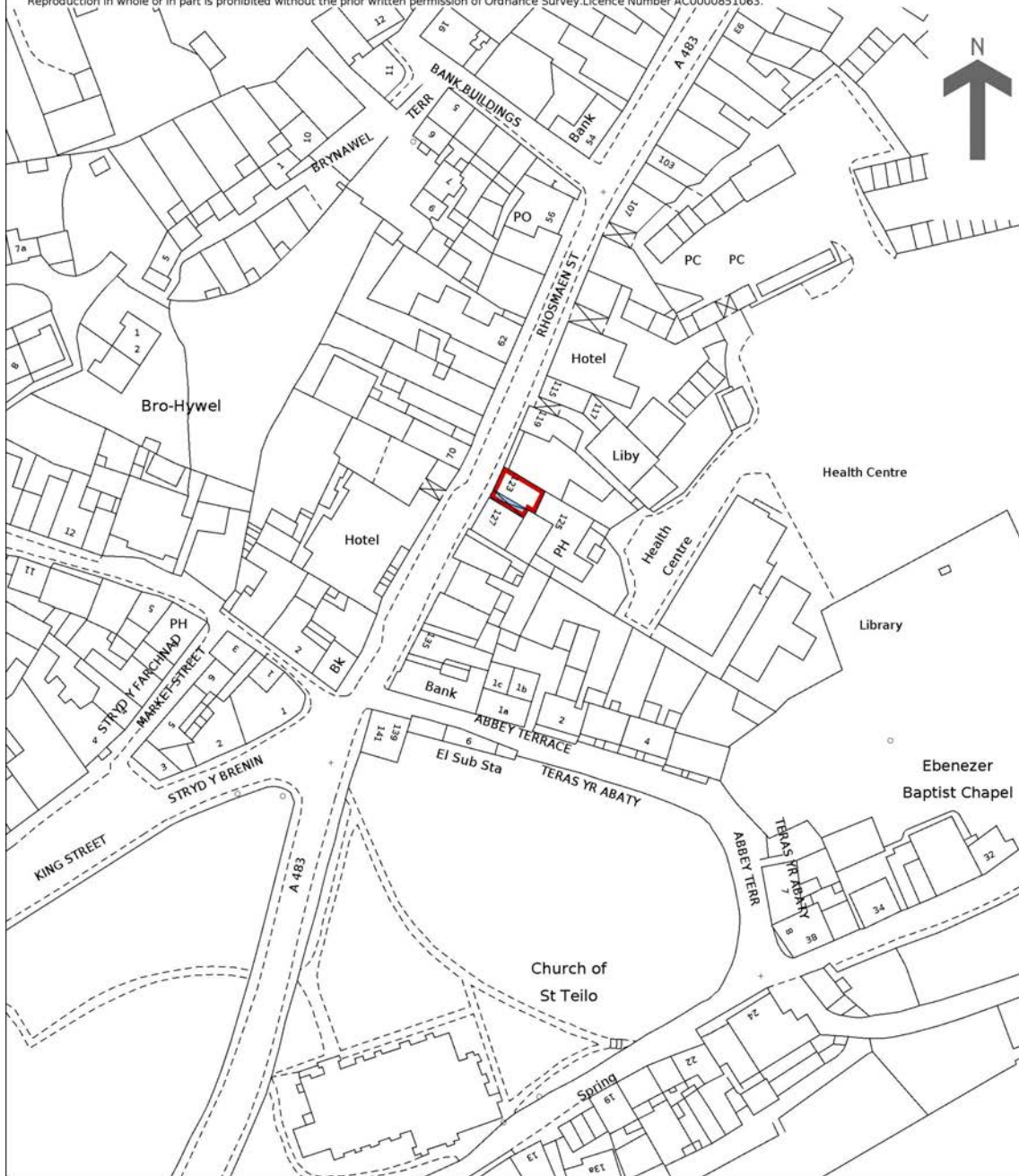
123, Rhosmaen Street, Llandeilo, SA19 6EN

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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