



## The Limes, Queens Square, Llangadog, Carmarthenshire SA19 9BR

£425,000 For Sale

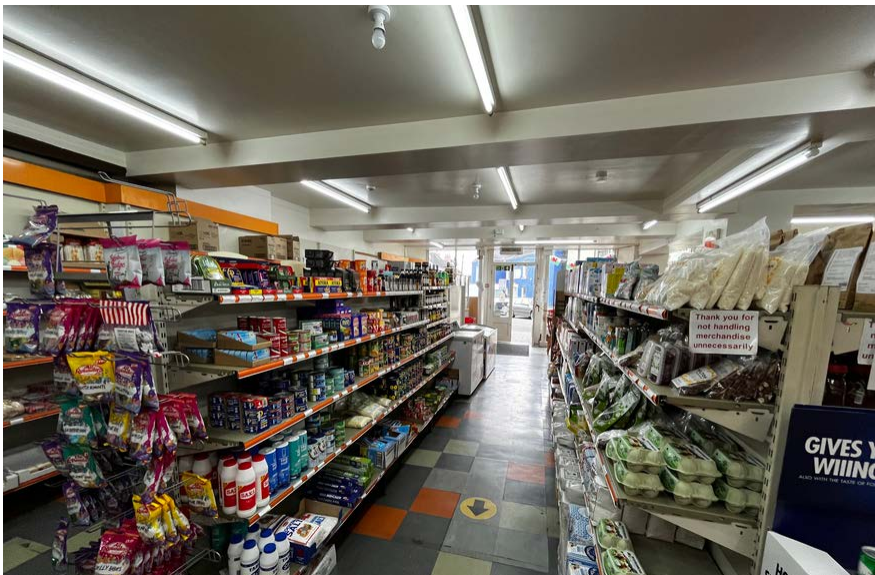
### Property Features

- Impressive Georgian Property
- Busy Village Shop
- Three Self-Contained Flats - Fully Let
- Popular Rural Village
- Useful Outbuildings with Potential for Alternative Use (stpp.)
- Rare Opportunity

### Property Summary

An excellent opportunity to acquire a substantial mixed use three storey Grade II listed Georgian property in the village of Llangadog. The property comprises a village grocery store to the ground floor whilst the upper floors provide three let residential flats producing a good income stream.





## Full Details

### Overview

An impressive mixed use three storey Grade II listed Georgian building with a commercial ground floor in the form of a village grocery store whilst the upper floors have been converted to accommodate three flats comprising 2 no. one bedroom units and 1 no. two bedroom unit. The property further benefits from a large courtyard to the rear together with two stone outbuildings ripe for conversion (stpp). The property is being sold following a family bereavement and is on the market for the first time in sometime with the current owners having successfully run the premises since the mid 1960's.

### Situation

The property is situated in the heart of Llangadog, a village and community in east Carmarthenshire. The village is home to a range of amenities and services to include shops, drinking establishments, a primary school and local surgery with good transport links to include the main A40 and A4069 (Llandovery to Brynamman Road) nearby with the market town of Llandovery some 6 miles to the east which is home to a further range of amenities and services.

## COMMERCIAL UNIT

### Retail Area

9.058m x 11.789m (29' 9" x 38' 8")

### Office

1.888m x 3.834m (6' 2" x 12' 7")

### W.C.

1.726m x 1.317m (5' 8" x 4' 4")

### Storage

2.36m x 3.103m (7' 9" x 10' 2")

### Cold Store

1.208m x 1.599m (4' 0" x 5' 3")





### Flat 1

#### Bedroom

2.893m x 4.058m (9' 6" x 13' 4")

#### Bathroom

1.709m x 1.88m (5' 7" x 6' 2")

#### Living Room

3.756m x 3.356m (12' 4" x 11' 0")

#### Kitchen

2.948m x 2.919m (9' 8" x 9' 7")



### Flat 2

#### Reception Hall

5.07m x 5.07m (16' 8" x 16' 8")

#### Lounge

5.77m x 3.75m (18' 11" x 12' 4")

#### Kitchen/ Breakfast Room

4.41m x 3.41m (14' 6" x 11' 2")

#### Bedroom 1

4.28m x 3.98m (14' 1" x 13' 1")

#### Bedroom 2

4.05m x 2.64m (13' 3" x 8' 8")

#### Bathroom

1.9m x 1.53m (6' 3" x 5' 0")



### Flat 3

#### Reception/Entrance Area

2.254m x 3.679m (7' 5" x 12' 1")

#### Landing Area

6.508m x 2.021m (21' 4" x 6' 8")



**Living Area**

4.146m x 5.855m (13' 7" x 19' 3")

**Utility Room/Bedroom**

2.38m x 3.028m (7' 10" x 9' 11")

**Bedroom**

4.274m x 3.004m (14' 0" x 9' 10")

**Kitchen**

2.645m x 2.927m (8' 8" x 9' 7")

**Storage Cupboard**

1.798m x 0.71m (5' 11" x 2' 4")



**Bathroom**

2.163m x 1.484m (7' 1" x 4' 10")

**Storage**

3.737m x 8.463m (12' 3" x 27' 9")

**Externally**

**Outbuilding 1**

5.456m x 4.613m (17' 11" x 15' 2")

**Outbuilding 2**

5.466m x 3.053m (17' 11" x 10' 0")

**Outbuilding 3**

4.471m x 9.468m (14' 8" x 31' 1")







## Further Information

### Tenure & Occupation

The property is held on a freehold basis with vacant possession to be provided on the ground floor unit and rear outbuildings upon completion whilst the flats are subject to the existing occupational contracts.

We understand that the combined income received from the residential units equates to £1,525 per month or £18,300 per annum. In our opinion there is scope to increase the rents in line with current market rates.

### Services

The property benefits from all mains services to include water, electricity, gas and drainage.

### Business Rates

Rateable Value - £5,700 as at 1st April 2023

### Planning

All planning related enquiries to Carmarthenshire County Council Planning Department.

### Energy Performance Certificate

Shop - EPC Rating C (69)  
Flat 1 - EPC Rating E (54)  
Flat 2 - EPC Rating D (63)  
Flat 3 - EPC Rating D (61)

### Plans, Areas & Schedules

A copy of the plan is attached 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, County Hall, Castle Hill, Carmarthen, SA31 1JP  
Tel: 01267 234567

### What 3 Word / Directions

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## Viewing

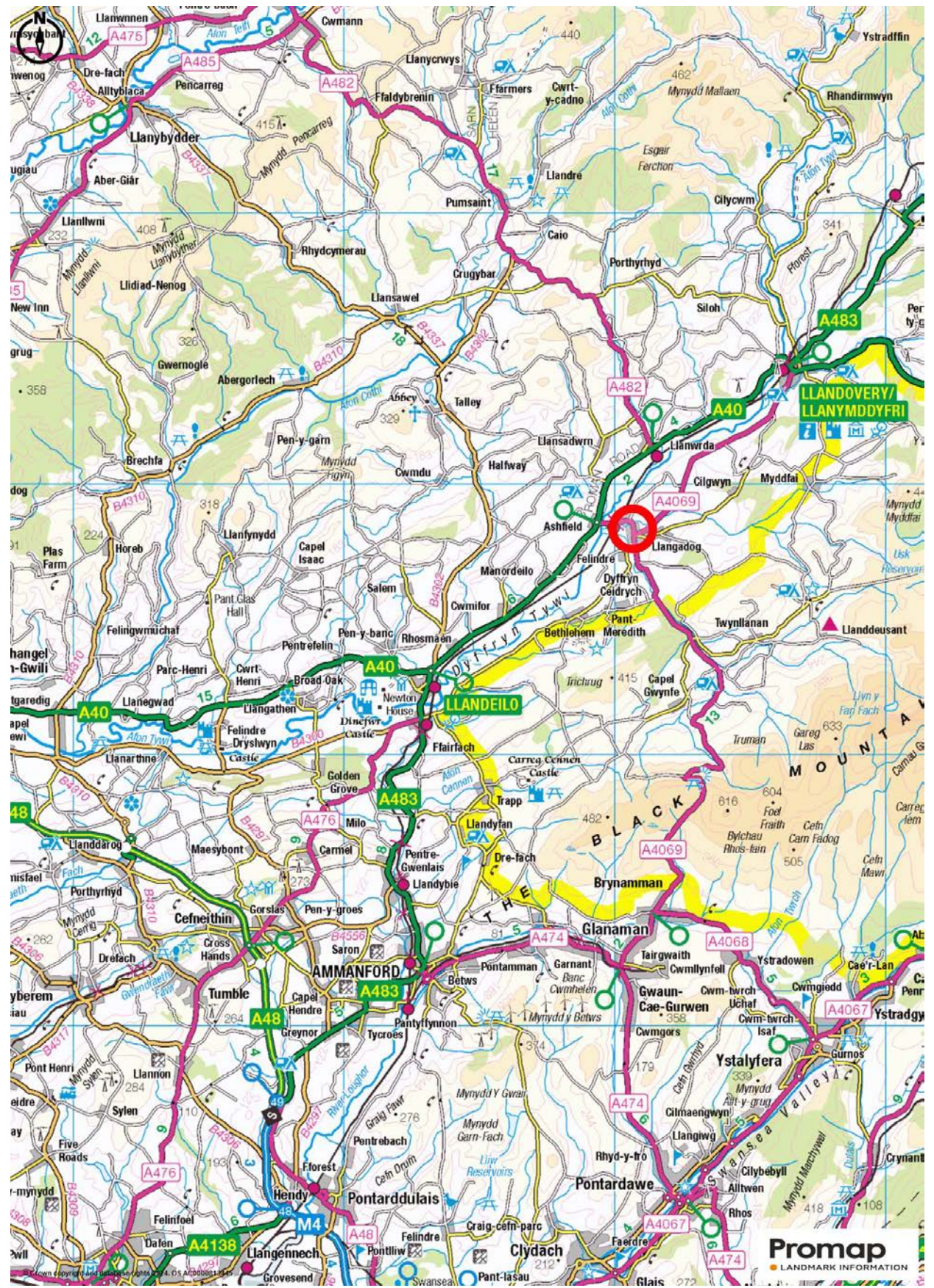
Strictly by appointment with the selling agents. For further information please contact Iwan Evans at Rees Richards & Partners

Carmarthen office - 12 Spilman Street, Carmarthen  
SA31 1LQ

Tel: 01267 612 021 or Email: [iwan@reesrichards.co.uk](mailto:iwan@reesrichards.co.uk)



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