



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

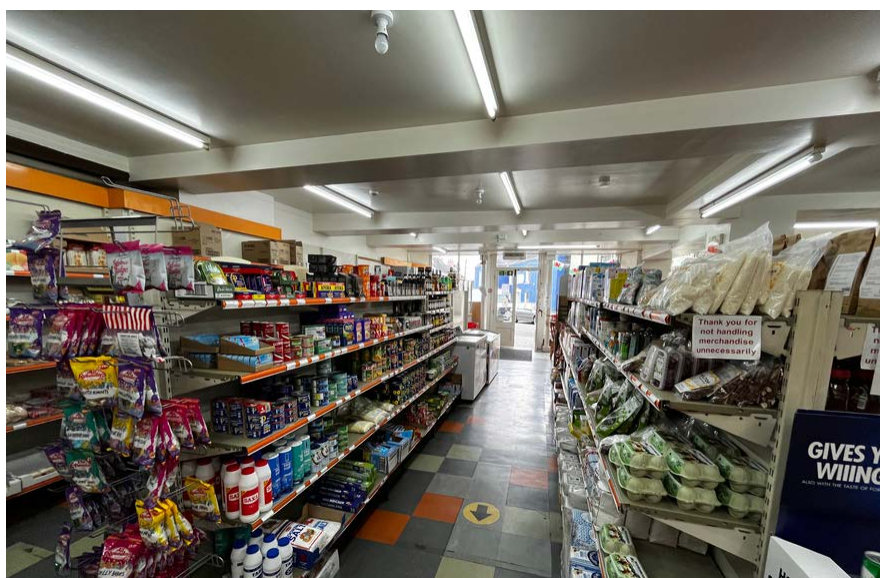
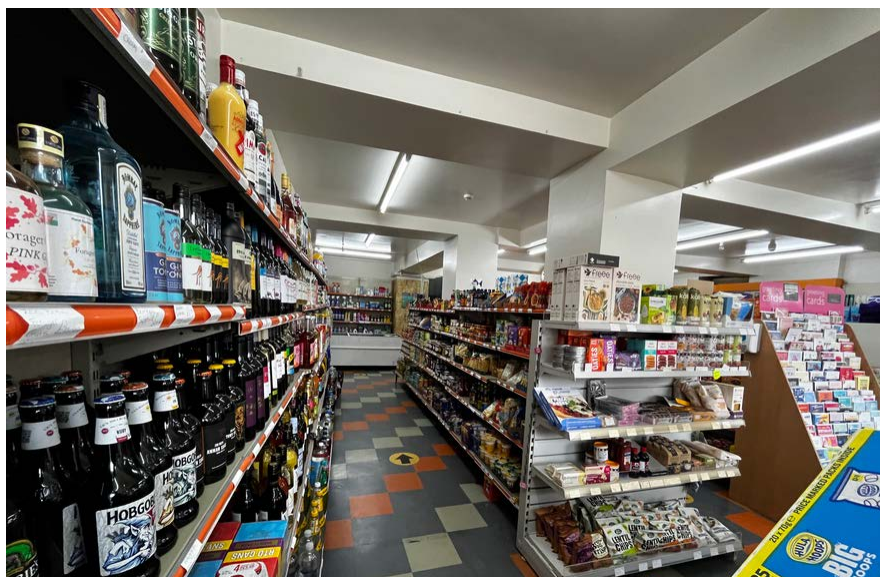
£395,000 For Sale

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

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

///thread.towns loafing - SA19 9BR

Viewing

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

Carmarthen office - 12 Spilman Street, Carmarthen SA31 1LQ

Tel: 01267 612 021 or Email: abi@reesrichards.co.uk



REES RICHARDS
ESTABLISHED. 1845

Swansea Office
Druslyn House
De la Beche
Street Swansea
SA1 3HH

T: 01792 650 705

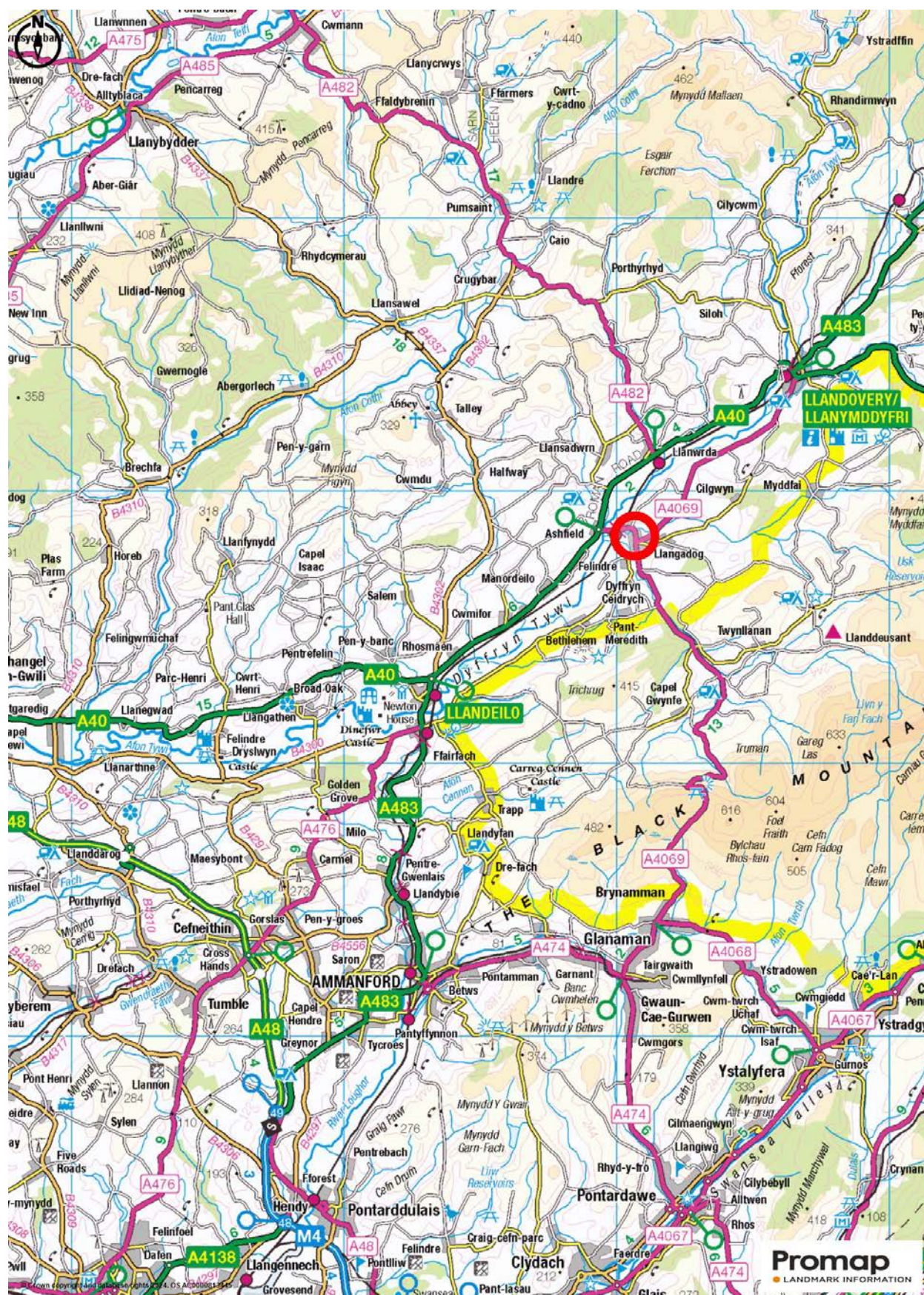
Carmarthen Office
12 Spilman Street
Carmarthen
SA31 1LQ

T: 01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX

T: 01834 526 126

CHARTERED SURVEYORS, LAND & ESTATE AGENTS



These particulars are prepared for the guidance of prospective purchasers, and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract.

