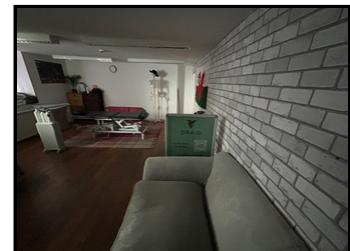


*A well located retail or office unit and self contained 2 bedroomed apartment, with sizeable curtilage, Llanybydder, Carmarthenshire, West Wales*



Elvermead Market Square, Llanybydder, Carmarthenshire. SA40 9UE.

**£119,950**

**C/2381/AM**

\*\*\* A ground floor retail or office premises comprising of a former veterinary surgery\*\*\* Comprises hall, office/studio retail with electric heating. Kitchenette at rear, cloakroom with w.c and small rear lobby \*\*\*

\*\*\* Also a self contained first floor apartment is accessed via own staircase externally comprises hallway, kitchen/diner, 2 double bedrooms, lounge and bathroom \*\*\* Externally is a w.c. and small store shed \*\*\*  
Large rear gated Carpark and Level parcel of secure land to rear \*\*\*

Located on the main market square in the centre of Llanybydder, a popular market town in the Teifi Valley, 5 miles from the University town of Lampeter.



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4, Market Street, Aberaeron,  
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**CARMARTHEN**  
11, Llammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GENERAL

A ground floor retail or office premises comprising of a former veterinary surgery but equally suiting commercial or office purposes. Ideal for retail use.

The ground floor comprises hall, office/ studio retail with electric heating. Kitchenette at rear, cloakroom with w.c and small rear lobby.

Externally is a w.c. and small store shed.

The self contained first floor apartment is accessed via own staircase externally comprises hallway, kitchen/diner, 2 double bedrooms, lounge and bathroom.

A very well situated and strategic commercial/residential premises.

## GROUND FLOOR SHOP

### OFFICE/STUDIO

25' 0" x 14' 3" (7.62m x 4.34m) entrance lobby with office area or studio/ retail with night storage heater.

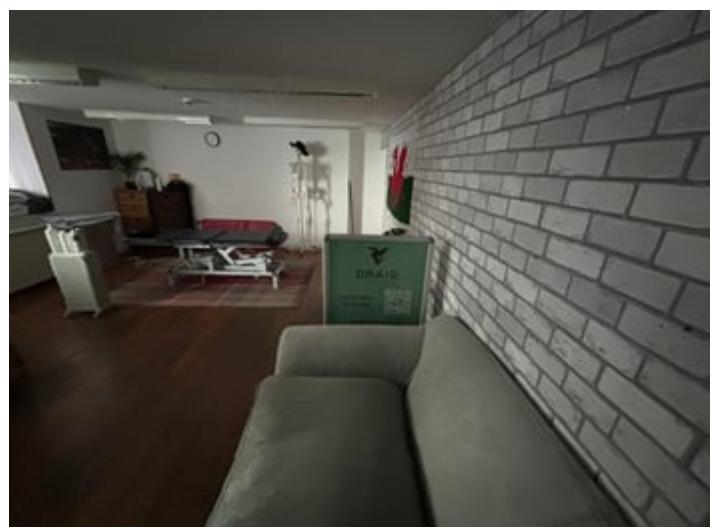


### REAR OFFICE



### UTILITY/POSSIBLE KITCHEN

12' 5" x 7' 6" (3.78m x 2.29m) Former surgery area.



### KITCHENETTE

14' 5" x 3' 4" (4.39m x 1.02m) with night storage heater, single drainer sink unit, wall and base cupboards.

### CLOAKROOM

With w.c. and wash hand basin.

### SMALL REAR LOBBY

With night storage heater and half glazed rear entry door to external area.

### THE FLAT

#### RECEPTION HALL

Entrance via half glazed UPVC door. Airing cupboard with copper cylinder and immersion heater. Separate cloak cupboard.

## KITCHEN/DINER

13' 9" x 8' 8" (4.19m x 2.64m) with fitted floor and wall units. Space for cooker, 1.5 bowl sink unit. Pantry cupboard.



## LOUNGE/BED 3

15' 10" x 10' 9" (4.83m x 3.28m)



## BATHROOM

8' 7" x 7' 5" (2.62m x 2.26m) with panelled bath, pedestal wash hand basin, low level flush w.c. Electric heated towel rail.



## BEDROOM 1

15' 6" x 8' 5" (4.72m x 2.57m)



## BEDROOM 2

11' 9" x 7' 1" (3.58m x 2.16m)



## EXTERNALLY

Outside w.c. and small store shed.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating on ground floor. Telephone subject to B.T. transfer regulations, good Broadband speeds available.

## CAR PARK

Spacious level and secure parcel of land at rear. Gated and a considerable asset to the shop/surgery and the apartment.



## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

The flat at the property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band - A

The retail shop having a rateable value of £3,600 p.a.

## MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

# Energy performance certificate (EPC)

Elvermead Market Place LLANYBYDDER SA40 9UE	Energy rating <b>E</b>	Valid until: <b>20 January 2036</b>
		Certificate number: <b>2836-0912-0519-3746-8991</b>

Property type Offices and Workshop Businesses

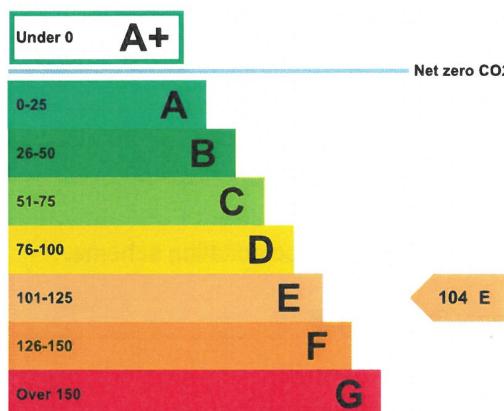
Total floor area 53 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



**Council Tax:** Band A

N/A

**Parking Types:** Gated.

**Heating Sources:** Night Storage.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**EPC Rating:** E (48)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

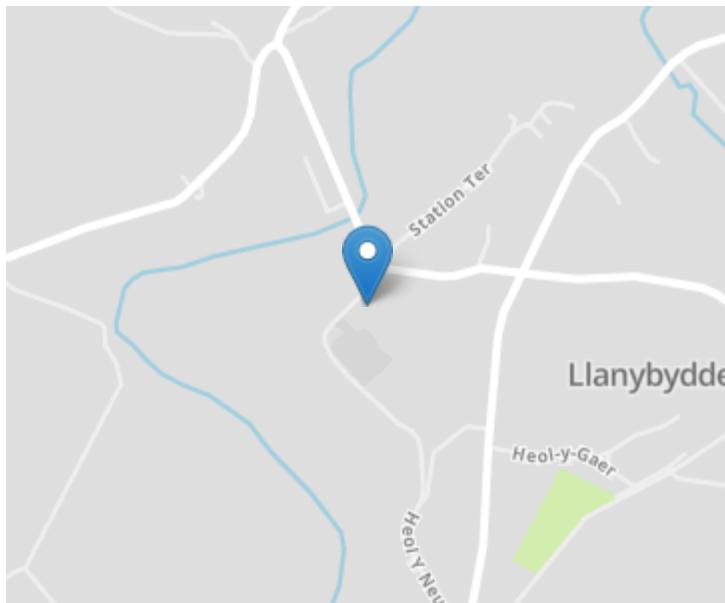
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?**

No



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

## Directions

The property is located close to the Llanybydder livestock market on the main square of this town as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

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<http://www.morgananddavies.co.uk>



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