

An imposing end of terrace residential/commercial property. Centrally positioned within the Village of Llanybydder, West Wales



Elvita, Llanybydder, Carmarthenshire. SA40 9UE.

£135,000

REF: R/3577/LD

*** An exciting investment opportunity *** Great commercial and residential appeal *** A ground floor commercial unit - Currently let as a Polish Grocery Store *** A first floor 4 bedroomed self contained flat with a side entrance *** Oil fired central heating and double glazing *** Rear courtyard with garage

*** Great income capabilities - £750.00 per calendar month *** Centre of popular Village position *** Located near the Livestock Market *** Great commercial capabilities *** Being close to the nearby University and Market Town of Lampeter *** Within easy travelling distance to the County Town and Administrative Centre of Carmarthen *** Attention to Investors *** Contact us today to view



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Carmarthenshire, SA31 3AD
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LOCATION

The property is well located within the main thoroughfare of the popular Teifi Valley Market Town of Llanybydder offering a good range of local facilities, including Doctors Surgery, Chemist, Primary School, Shops, Post Office, Public Houses and Places of Worship, 5 miles from the University and Market Town of Lampeter, within easy travelling distance to the County Town and Administrative Centre of Carmarthen, to the South.

GENERAL DESCRIPTION

Elvita is a traditionally built end of terrace property and is of mixed use. The ground floor is currently a popular Polish Grocery Store and to the first floor there is a 4 bedroomed self contained flat with a modern kitchen and bathroom.

The property enjoys a rear courtyard with a detached garage and enjoys a pleasant and popular position near the Livestock Market and various other commercial outlets.

The property in particular offers the following.

GROUND FLOOR

COMMERCIAL UNIT/SHOP



25' 0" x 25' 0" (7.62m x 7.62m).

REAR HALLWAY

Leading to

W.C.

With low level flush w.c., wash hand basin.

WASH ROOM

8' 5" x 5' 6" (2.57m x 1.68m). With two large stainless steel sinks and drainer unit, plumbing and space for automatic washing machine.

SECOND STORE ROOM

KITCHEN

14' 6" x 8' 0" (4.42m x 2.44m). A fully fitted kitchen with a stainless steel sink and drainer unit, cooker point, rear entrance door to the courtyard.

FIRST FLOOR FLAT

RECEPTION HALL

With a side entrance from the ground floor, radiator.

KITCHEN (GROUND FLOOR)



13' 0" x 12' 1" (3.96m x 3.68m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, radiator, Worcester oil fired central heating boiler running all domestic systems within the property.

FIRST FLOOR

LANDING

LIVING ROOM

14' 0" x 11' 9" (4.27m x 3.58m). With radiator.

FLAT W.C.

With radiator, low level flush w.c.

SHOWER ROOM

Having a corner shower cubicle, pedestal wash hand basin, radiator, extractor fan.

BEDROOM 1

11' 3" x 10' 7" (3.43m x 3.23m). With radiator.

BEDROOM 2

10' 6" x 7' 2" (3.20m x 2.18m). With radiator.

BEDROOM 3

14' 6" x 8' 4" (4.42m x 2.54m). With radiator.

BEDROOM 4

14' 2" x 14' 0" (4.32m x 4.27m). With radiator.

EXTERNALLY

DETACHED GARAGE

17' 0" x 7' 0" (5.18m x 2.13m). With an up and over door.

REAR COURTYARD

A low maintenance enclosed courtyard area with side Pedestrian access.

FRONT OF PROPERTY



AGENT'S COMMENTS

With great investment and income capabilities in a popular Village position.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure.

COUNCIL TAX

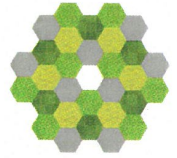
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the Flat is 'D'.

MONEY LAUNDERING REGULATIONS

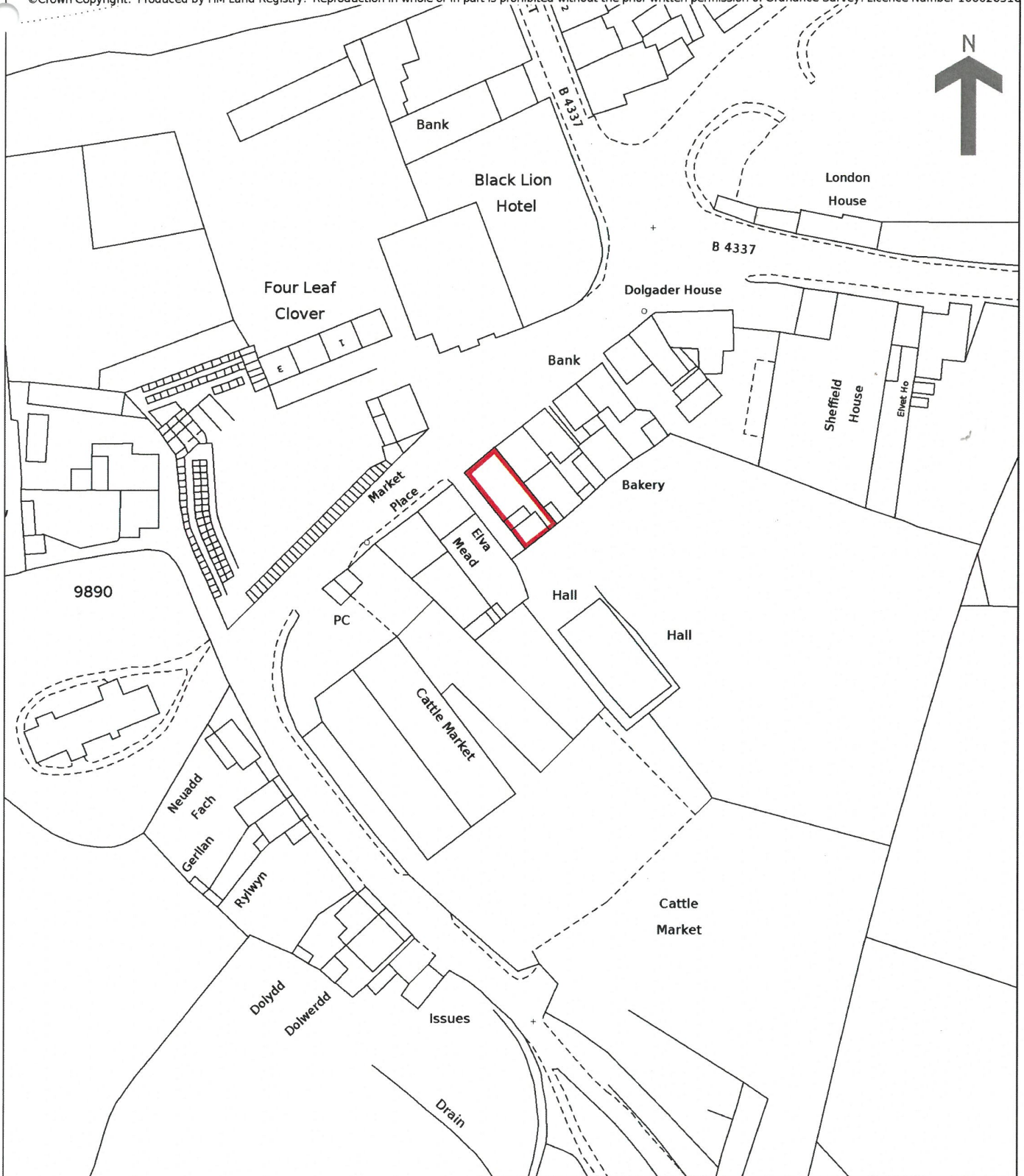
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



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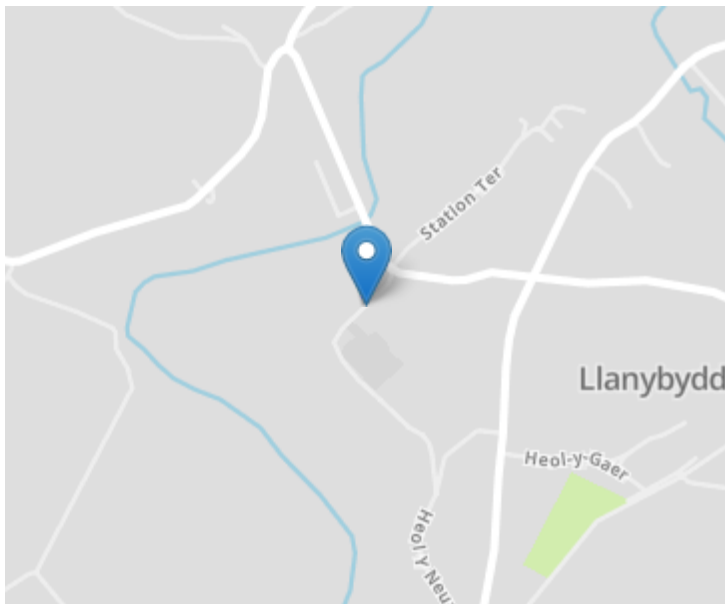
Directions

From our Lampeter Office take the A485 road to Llanybydder. At the main square turn right down towards Cawdor Cars. Continue down the hill and take the left towards the Livestock Market. The property is then positioned on your left hand side opposite the Black Lion Hotel, 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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 Website, Facebook and Instagram Pages



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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