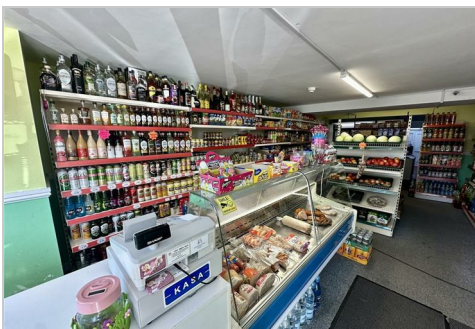


www.evansbros.co.uk



MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444 Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Elvita Market Square, Llanybydder, Carmarthenshire, SA40 9UE

Offers Around £135,000

AN IMPOSING SUBSTANTIAL END OF TERRACE CENTRALLY HEATED, DOUBLE GLAZED PROPERTY, PROVIDING GROUND FLOOR RETAIL ACCOMMODATION, FIRST FLOOR 4 BEDROOM SELF CONTAINED LIVING AREA (FULL H.M.O REGS), SIDE ENTRANCE WITH GARAGE AND REAR COURTYARD. OF PARTICULAR INTEREST TO INVESTORS, SPECULATORS.

DIRECTIONS

From the Evans Bros Llanybydder Office, the property can be found approx 50 yards on the right hand side.

Mains electricity, water and drainage.

The end of terrace of 3 property, with elevations rendered under a pitched slate roof, provides the following oil centrally heated, upvc double glazed-

ACCOMMODATION

(Dimensions approx) All principal rooms have adequate power points and c/h radiators.

GROUND FLOOR

GOOD SIZE DISPLAY WINDOW

With

40' SPACIOUS RETAIL AREA

(Currently utilised as a butcher's shop).

KITCHEN & TOILET FACILITIES

To the rear of the shop. With rear entrance door.

SIDE ENTRANCE

SIDE ENTRANCE DOOR

SELF CONTAINED RETAIL ACCOM

GROUND FLOOR KITCHEN/ DINER

13'3" x 12'1" (4.04 x 3.68)

Wall and base units, sink h/c, cooker, kettle and fridge points. Oil c/h boiler.

FIRST FLOOR

LOUNGE/ LIVING ROOM

14'0" x 11'8" (4.27 x 3.56)

BATHROOM

Shower, bath, pedestal wash hand basin.

SEPARATE WC

BEDROOM 1

12'6" x 11'3" (3.81 x 3.43)

BEDROOM 2

11'8" x 7'3" (3.56 x 2.21)

BEDROOM 3

14'6" x 8'3" (4.42 x 2.51)

LOBBY WITH BOX ROOM

REAR BEDROOM 4

14'0" x 14'0" (4.27 x 4.27)

The property complies with full H.M.O regulations, fire doors, insulation, fire alarms etc etc.

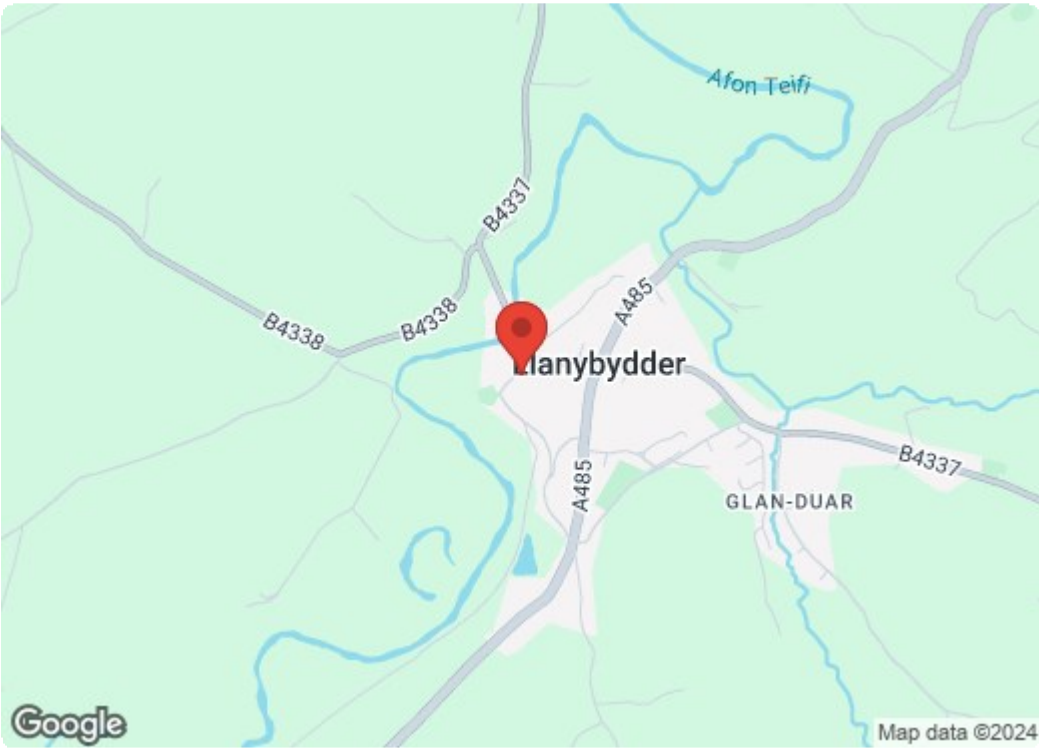
EXTERNALLY

GARAGE TO REAR

REAR COURTYARD

With oil c/h tank.

SERVICES



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Evans Bros (Llanbydder) Limited, Registered in Cardiff No. 09298474, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,
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