

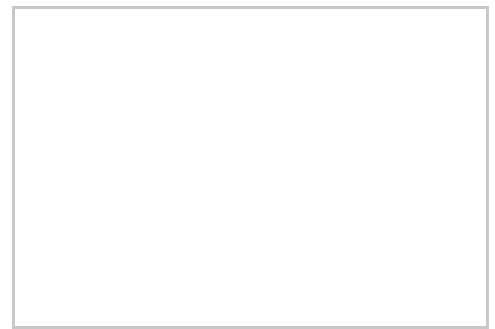
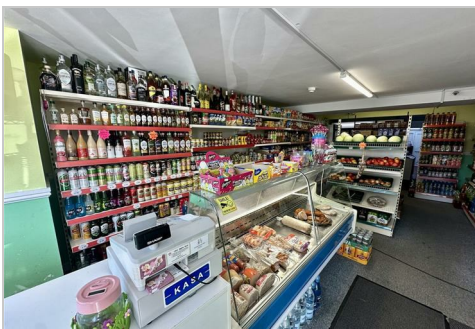
# EVANS BROS.

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**Elveta Market Square, Llanbydder, 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.

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**

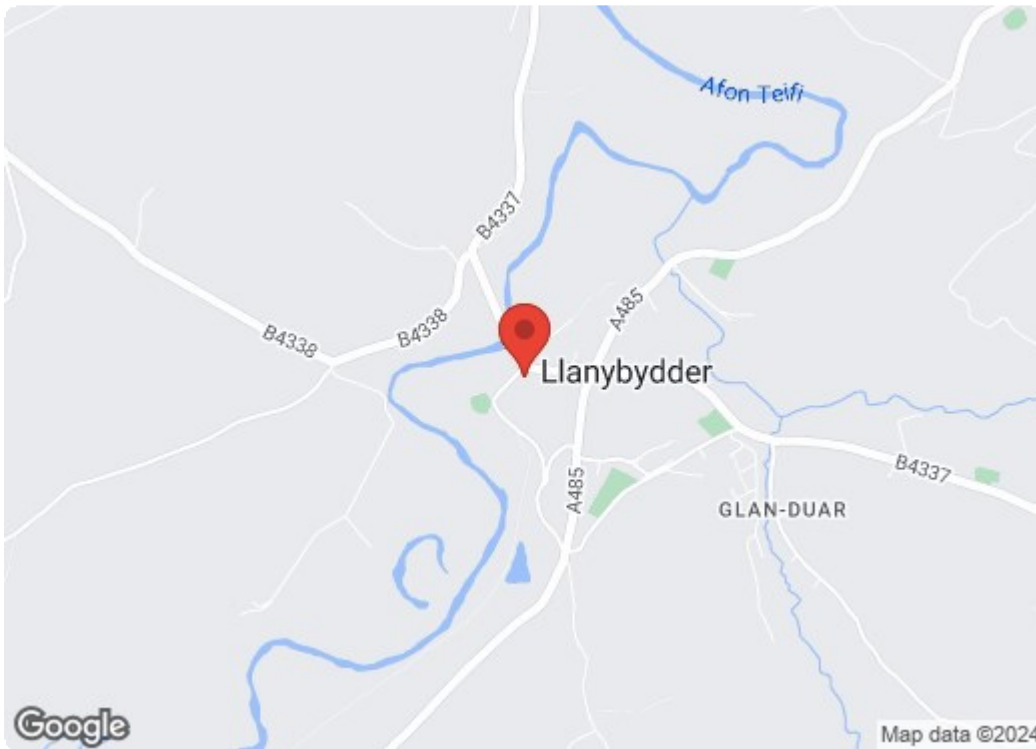
### **GARAGE TO REAR**



### **REAR COURTYARD**

With oil c/h tank.

## **SERVICES**

Mains electricity, water and drainage.



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



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