

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895

[www.evansbros.co.uk](http://www.evansbros.co.uk)

 OnTheMarket.com

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



## Neuadd Fach Llanybydder, SA40 9UD

**Asking Price £165,000**

An opportunity to purchase a conveniently located detached commercial unit located on the level and within easy walking distance of the town centre of Llanybydder. Well presented, formerly being a residential bungalow with open reception area, rear kitchen, office space & WC. The property has the benefit of gas fired central heating, double glazing & a detached garage. Currently vacant & available chain free.

## Location

Conveniently located on the level within the Market Town of Llanybydder which provides a good range of everyday facilities and amenities including Primary School, Doctors Surgery, a popular bakery, off license shops etc. The property is only some 5 miles from the University and Market Town of Lampeter and is 17 miles North of Carmarthen which provides good access to the M4, along with rail transport and further services.

## Description



An ideal opportunity for those looking for a commercial unit in a convenient market town location. The property is vacant & ready for immediate occupation & has the benefit of gas fired central heating. The property affords more particularly the following -

**Front Entrance Door to -**

### Reception Area

21'4" x 13'4" (6.50m x 4.06m)



with exposed stone chimney breast & exposed beams

## Rear Hallway

14'2" x 3'4" (4.32m x 1.02m)



with access to insulated loft space, side fire exit, doors to -

## Store Cupboard

## Kitchen

13'1" x 8'3" (3.99m x 2.51m)



with a range of base & wall units, 'Worcester' gas boiler, integrated fridge / freezer, single drainer sink

### Office Room

10'4" x 9'3" (3.15m x 2.82m)



with rear window

### WC

8'9" x 5'3" (2.67m x 1.60m)



with was hand basin

### Externally



The property enjoys low maintenance enclosed grounds with gated access to a tarmaced parking area to the side which lead to the rear of the property. The property benefits from a small lawned garden to the rear with hedge & walled boundary that backs onto open countryside fields providing a pleasant setting.

### Rear of Property



## **Detached Garage**

21'7" x 14'8" (6.58m x 4.47m)



with up and over door & side door providing ideal storage space

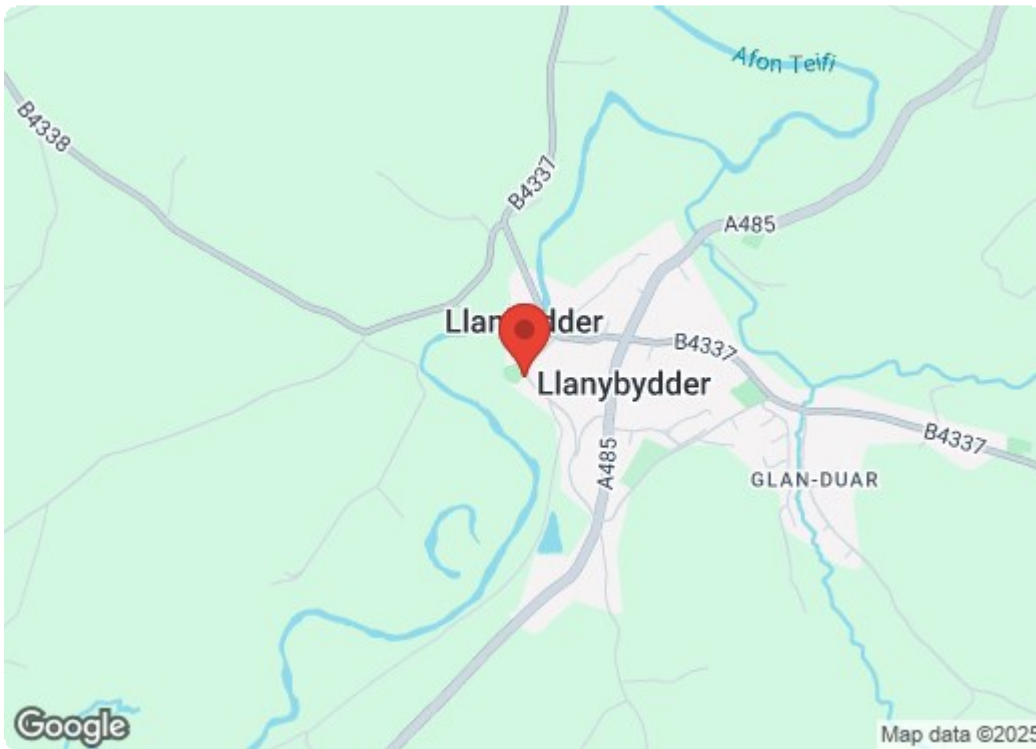
### **Services**

We understand that the property is connected to mains water, electricity & drainage, gas fired central heating.

### **Directions**

What3Words: cadet.possibly.switch

From the crossroads at the top of Llanybydder head down the road into the village, turn left before the Black Lion Hotel, the property can be found next to the church as identified by the 'Evans Bros For Sale board'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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