









Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

27 High Street
Llandybie
Ammanford
Carmarthenshire.
SA18 3HX

Price **£165,000**








- Semi detached property with commercial and residential use
- 4 bedroom residential split level flat
- Two commercial shops to ground floor
- All three occupied at present
- Ideal investment opportunity
- Garage and outbuildings to rear
- EPC - Residential - D
- EPC - Commercial - Hairdressers - C and Beauty Salon - C

General Description

EPC Rating: D63

We have the pleasure in offering for sale this semi detached property with 2 commercial ground floor shops and a residential spilt level flat situated in the village centre of Llandybie close to local amenities including, primary school, shops, restaurant, public houses, post office, beauty salons, places of worship and approximately 3 miles from Ammanford town centre and its amenities including banking, shops, primary and secondary schools, restaurants, public houses, bus station, train station, places of worship and approximately 7 miles from junction 49 of the M4.

High Street, Llandybie, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this semi detached property with 2 commercial ground floor shops and a residential spilt level flat situated in the village centre of Llandybie close to local amenities including, primary school, shops, restaurant, public houses, post office, beauty salons, places of worship and approximately 3 miles from Ammanford town centre and its amenities including banking, shops, primary and secondary schools, restaurants, public houses, bus station, train station, places of worship and approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises:
Grounds floor
Hairdresser Salon
Beauty Salon

Residential flat -is made up of, entrance hallway, kitchen, sunroom, hallway, reception room, landing, rear landing, Wc, bathroom, bedroom 4, bedroom, 2, bedroom 1, lounge, bedroom 3.

The property benefits from village centre location.

The property will be sold with the commercial tenants in situ. The current tenant sub lets the two commercial units. The current tenant
lease will come to end on January 2029

The tenant residing at the residential flat will be issued 6 month notice in the first week of October 2026

CTFCP

Hairdressers Salon

Window to front and kitchen area to rear.

Beauty Salon

Window to front.

RESIDENTIAL AREA

Entrance Hall

Radiator, part tiled walls, hard wired smoke alarm.

Kitchen (11' 5" x 10' 4") or (3.48m x 3.14m)

Upvc glazed window to side, radiator, part tiled walls, fitted wall and base units, work surface, stainless steel sink unit, plumbing for automatic washing machine, oven, electric hob.

Sun Room (10' 4" x 7' 1") or (3.14m x 2.17m)

Upvc glazed windows to sides, upvc glazed sliding doors to rear, radiator.

Hallway

Radiator, stairs to first floor, under stairs storage.

Reception Room. (13' 3" x 9' 1") or (4.05m x 2.76m)

Upvc glazed window to rear, radiator, coved ceiling.

Landing

Radiator, coved ceiling, hatch to roof space, hard wired smoke alarm.

Rear Landing

Upvc glazed window to side, radiator, textured ceiling.

W.C. (4' 9" x 2' 11") or (1.46m x 0.89m)

Upvc glazed window to side, close coupled Wc.

Bathroom (7' 10" x 4' 6") or (2.38m x 1.37m)

Upvc glazed window to side, radiator, part tiled walls, bath with shower attachment, pedestal wash hand basin.

High Street, Llandybie, Ammanford, Carmarthenshire.

Bedroom 4 (11' 8" x 5' 3") or (3.55m x 1.60m)

Upvc glazed window to side, fitted storage housing Ideal gas fired boiler controlling domestic hot water and central heating.

Bedroom 2 (12' 7" x 11' 9") or (3.84m x 3.57m)

Upvc glazed window to rear, radiator, coved ceiling.

Bedroom 1 (14' 9" x 11' 9") or (4.50m x 3.57m)

Upvc glazed to front, radiator, textured ceiling.

Lounge (16' 2" x 11' 3") or (4.92m x 3.43m)

Two upvc glazed windows to front, radiator, coved ceiling, feature fireplace.

Bedroom 3 (14' 11" x 9' 7") or (4.54m x 2.91m)

Upvc glazed windows to rear, textured and coved ceiling.

Outside

Side pedestrian access to the residential flat.
A rear courtyard garden made up of patio areas and access to outbuildings
Outside Wc.

Outbuilding 1 (14' 7" x 12' 3") or (4.45m x 3.73m)

Outbuilding 2 (14' 7" x 7' 1") or (4.45m x 2.15m)

Outbuilding 3 (14' 7" x 8' 1") or (4.45m x 2.47m)

Broadband and Mobile phone

There is Ultrafast Broadband available in the area.
There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

Directions

Leave Ammanford on Collage Street continue to through Bonllwyn into Llandybie. Proceed into Llandybie centre turning right into High Street where the property can be found on the right hand side.






