

# Terry Thomas & Co

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ESTATE AGENTS



## 1 Carmarthen Street Llandeilo, SA19 6AE

Double fronted shop window with a double glazed door.

Front shop area 4.77m x 6.20m

Open area with counter running along the back wall. Electric heater above the entry door, painted wooden flooring, spot lights, multiple double wall sockets, double floor socket, exposed pointed stone wall, Victorian style radiator to the rear of the counter.

Back room 1.38m x 1.49m  
Fitted shelves, worksurface, few eye level units.

WC 1.39m x 1.41m  
Wash hand basin with hot and cold tap fittings, panel radiator, double glazed window to rear, WC, partly tiled walls and extractor fan.

Cellar

**£450 Per month**

1 Carmarthen Street  
Llandeilo, SA19 6AE





# Floor Plan

**Type:** Commercial

**Tenure:**

**Council Tax Band:**

## Services:

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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