



Land & Development in SA18

Station Road, Ammanford,
Carmarthenshire, Carmarthenshire, SA18
2DB

£325,000 Starting Bid

Allocated parking

Property features

- ✓ Located in a prominent area
- ✓ Many business opportunities
- ✓ 10 garages to the rear of the
- ✓ Double glazed windows

Description

For sale via secure sale online bidding only - terms and conditions apply.

Located in a prominent position on the busy junction of Station Road and College Street, within half a mile of Ammanford town centre, we are offering a mixture of properties and buildings which could be used for various

purposes.

The site encompasses many business opportunity combinations based on past uses and new business ideas. We advise a visit to the site together with a discussion on the site history past and present enabling any

interested party to evaluate if it would work for them.

The premises comprises a ground floor retail shop with storage room and basement areas, kitchen area and WC, self contained 2 bedroom flat above with lounge, kitchen, shower room and separate WC. An adjoining end terrace house comprising utility, kitchen, cloakroom, 2 reception rooms, 3 bedrooms and family bathroom also with basement area.

There is also a block of 10 garages to the rear of the property, 2 of which could house a lorry

Please note we have not inspected this property.

Price: Starting Bid £325,000

Property Type: Land & Development

Business Type: Other/Unspecified

Parking: Allocated

Location

Located in a prominent position on the busy junction of Station Road and College Street, within half a mile of Ammanford town centre, we are offering a mixture of properties and buildings which could be used for various purposes.

Accommodation

The premises comprises a ground floor retail shop with storage room and basement areas, kitchen area and WC, self contained 2 bedroom flat above with lounge, kitchen, shower room and separate WC. An adjoining end terrace house comprising utility, kitchen, cloakroom, 2 reception rooms, 3 bedrooms and family bathroom also with basement area. There is also a block of 10 garages to the rear of the property, 2 of which could house a lorry

Accommodation

Utility Room

9'2" x 8'4" (2.80 x 2.56)

Kitchen

9'9" x 16'9" (2.98 x 5.12)

Sitting Room

13'6" x 11'7" (4.14 x 3.54)

WC

4'4" x 2'11" (1.33 x 0.91)

with low level flush WC and tiled floor.

Rear Hall

with radiator, tiled floor, part tongue and groove walls and hatch to roof space.

Lounge

14'11" x 11'10" (4.55 x 3.61)

Bedroom 2

13'1" x 9'11" (4.00 x 3.04)

Bedroom 3

9'5" x 9'7" (2.89 x 2.93)

Hall

with stairs to first floor and under stairs cupboard.

First Floor

Landing

with hatch to roof space, built in cupboard and radiator.

Bedroom 1

11'5" x 12'0" (3.49 x 3.67)

Store Room

4'1" x 7'5" (1.26 x 2.28)

with textured ceiling.

Bathroom

9'4" x 10'7" (2.85 x 3.25)

Lounge

16'4" x 11'6" (4.98 x 3.51)

Kitchen

5'0" x 8'8" (1.53 x 2.66)

Entrance Hall

with stairs to first floor and electric heater.

Shower Room

8'8" x 5'1" (2.65 x 1.55)

En Suite Cloakroom

4'9" x 7'2" (1.47 x 2.2)

Bedroom 1

23'3" x 11'7" max (7.09 x 3.54 max)

Bedroom 2

14'9" x 7'8" (4.5 x 2.35)

Shop

The shop has large showcase windows on the junction of two busy roads, excellent for public awareness of any business located there.

For own use or rental income the shop consists of -

L Shape Shop

20'2" x 26'2" and 10'6" x 11'10" (6.15 x 8 and 3.22 x 3.62)

Accommodation

Kitchen

3'10" x 9'8" (1.19 x 2.96)

Basement

Room 1 - 3.35 x 8.16

Room 2 - 2.4 x 4

Outside

Large garden mainly set to lawn with parking area, two double gates opening out onto the mains Ammanford to Llandybie Road.

The garden adjoins the house however by utilising one of the garages for access, the garden could also be used by the barn either shared or split with the house.

WC

4'0" x 5'10" (1.24 x 1.8)

Store Room

15'3" x 11'3" max (4.65 x 3.45 max)

Six good size garages, two have been used to house lorries. Possible uses - rental income, workshop, storage or garage

1 - 2.88 x 5.04

2 & 3 - 7.05 x 7.31 with mezzanine floor

4 - 6.37 x 7.34 with mezzanine floor

5-8 9.23 x 4.54 with mezzanine floor

9 - 2.5 x 4.54

10 - 12.62 max x 5.86 with inspection pit

Barn

A unique looking building with a front elevation featuring decorative brickwork with six first floor windows and four double doors with ground floor and mezzanine floor.

Possible uses -

Workshop

Studio

Garage

Storage

Property (planning permission required)

Offices (planning permission required)

Apartments (planning permission required)

Tenure

Freehold. Title number CYM101569

Rateable value

The adopted rateable value is £4,250 as of 1 April 2023. Sourced from VOA

Council tax

Band A

EPC

Available upon request (Rating D & F)

Additional information

For further information please contact our office directly on 0191 737 1154 or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Station Road, Ammanford, Carmarthenshire, Carmarthenshire, SA18 2DB

Contact your local branch today for more information on this property:

19 Cleeve Wood Road, Bristol, Gloucestershire, BS16 2SF, <http://www.mcoleman.co.uk/>

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