



Hope Church, 26 Dynevor Road, Garnant

£115,000



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

Hope Church, 26 Dynevor Road, Garnant

A versatile commercial building ideal for office, community or retail use situated on a side road in the village of Garnant. This impressive and adaptable commercial property offers a unique opportunity for a wide range of business or community organisations. Formerly occupied by Hope Church and a Job Centre the building is designed to accommodate both open-plan and private office layouts making it perfectly suited for professional services, training facilities, charities, healthcare providers or public-sector operations. The property offers generous floor area and equipped with a reception area, accessible restrooms, kitchenette facilities and storage.

Conveniently situated in the village of Garnant which offers a range of amenities and convenient access to public transport. Access to the M4 motorway would be via junction 49 at Pont Abaraham or junction 45 at Ynysforgan.





Reception Entrance:

8.86m x 2.87m (29'1"/17'10" x 5'4"/9'5")

Approached via double glazed doors, downlighters, two double panel radiators, access to Ladies & Gents WC, double doors and separate door to main office.

Open-Plan Main Office:

12.01m x 10.82m (39'5"/28'10" x 22'10"/35'6")

Double glazed doors to front elevation, dual aspect double glazed windows to front and side, two Velux style windows to rear, six double panel radiators.

Office:

3.05m x 2.24m (10'0" x 7'4")

Double glazed window to rear, laminate flooring, two entrance doors and counter hatch, double panel radiator.





Kitchen:

4.37m x 2.97m (14'4" x 9'9")

Double glazed windows to rear and side, fitted with wall and base units, single bowl sink unit and draining board, gas hob, electric oven with extractor fan over, gas boiler providing domestic hot water and central heating, double panel radiator.

Ladies WC:

Double glazed window to rear, wash hand basin, separate WC and double glazed window to rear.

Gents WC:

Wash hand basin, single panel radiator, separate WC and double glazed window to side.

Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Rateable Value:

The rateable value from 1st April 2023 is £8,800 per annum. Business rates to be confirmed.

Broadband/Mobile Phone Coverage:

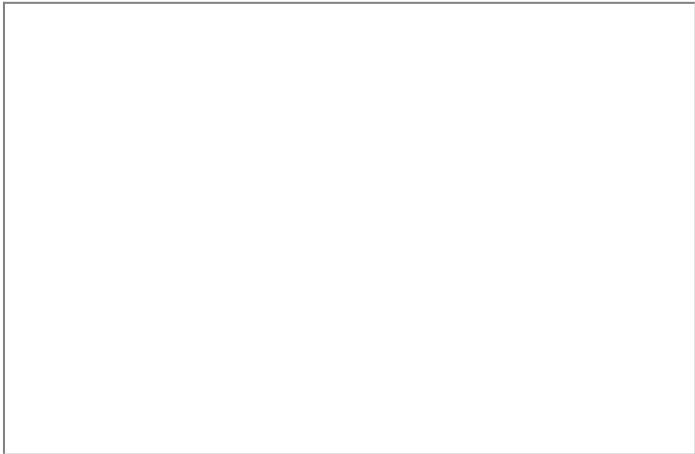
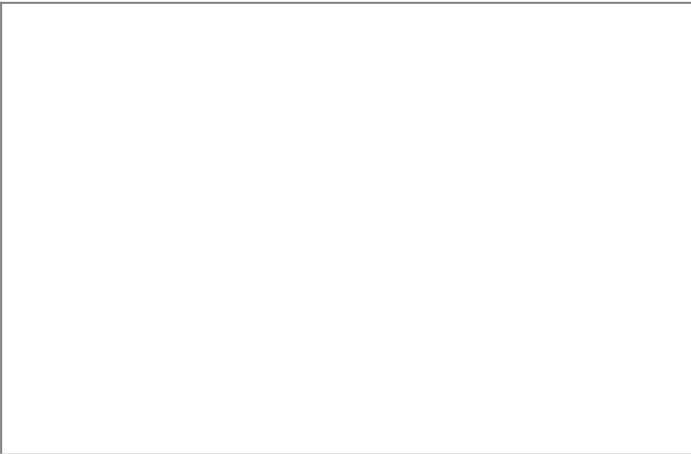
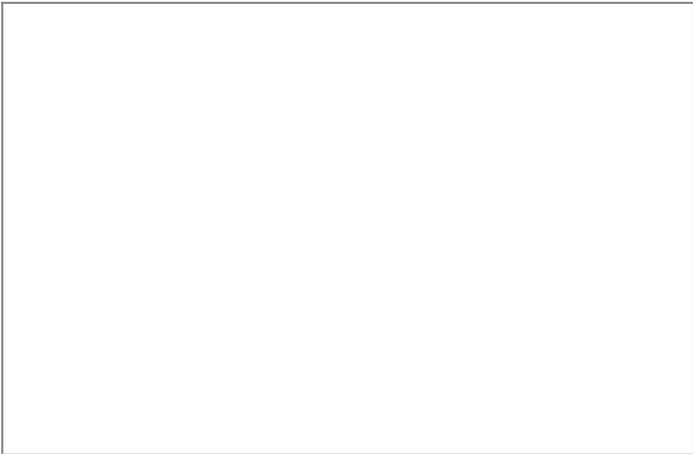
There is ultrafast broadband and mobile phone coverage in the area.

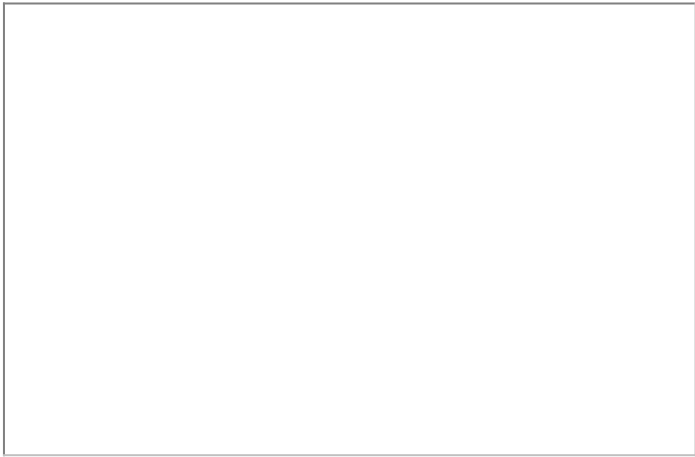
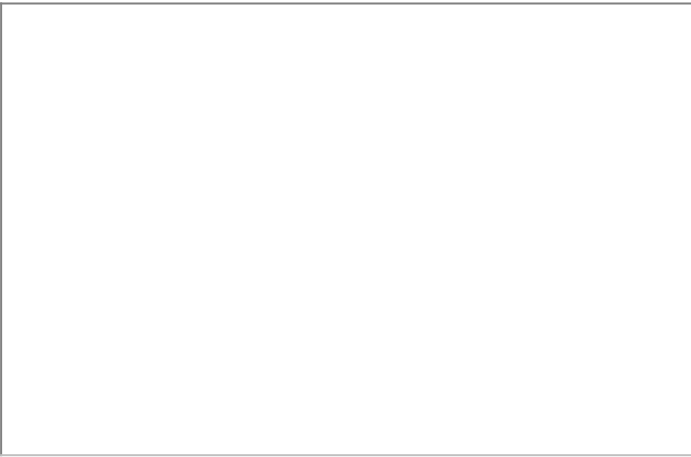
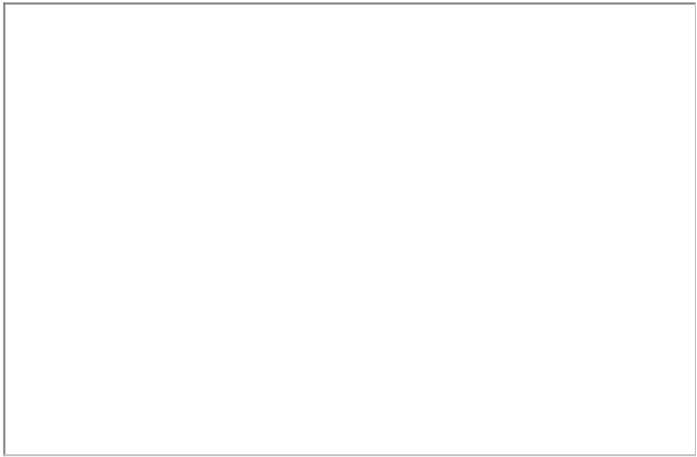
Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street, proceed to the next junction in Pontamman and turn left. Proceed through the village of Glanamman and Garnant. On reaching the Raven Inn turn right on the roundabout onto Dinvevor Road whereby the property will be located on the left hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.







All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128