

# Terry Thomas & Co

ESTATE AGENTS



2b

Jacksons Lane, Carmarthen, SA31 1QD

Situated in the heart of Carmarthen Town, this ground floor, well appointed cafe/restaurant is in immaculate condition and will require little investment.

Pointed stone walls and exposed beam ceilings give this property charm and character, while ceramic tiled floors and a stainless steel commercial kitchen make for a practical space.

**Offers in the region of £99,950**

## 2b

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### Entrance

Part glazed entrance door and an open storm porch leading into the dining area.

### Inner lobby area

Having recess fitted shelves

### Front Dining area

19'11" x 11'0" (6.08 x 3.36)

### Further Dining area

extending to 30'6" x 7'9"

extending to 19'5" ( extending to 9.30 x 2.38 extending to 5.93)

Ceramic tiled floor throughout.

Mains Gas Fired central heating mechanism which serves the central heating system and heats the domestic water. LED down

lighting. Feature exposed beam ceiling. The serving area having a fitted base unit with wood effect work surface over.

Two fire doors leading through to the kitchen

### Kitchen

19'4" x 5'4" (5.90 x 1.64)

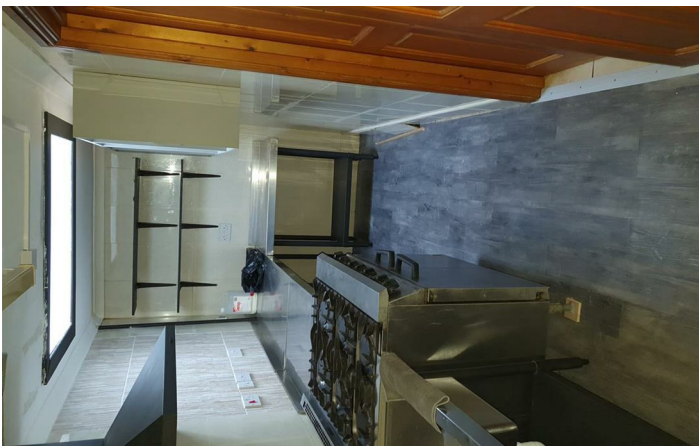
A commercial kitchen fitted throughout in stainless steel (which is available by separate negotiation) Natural sky light. Fluorescent strip light. Mostly floor to ceiling tiled walls.

### Cloakroom

Unisex cloakroom having a close coupled economy flush WC and a pedestal wash hand basin.

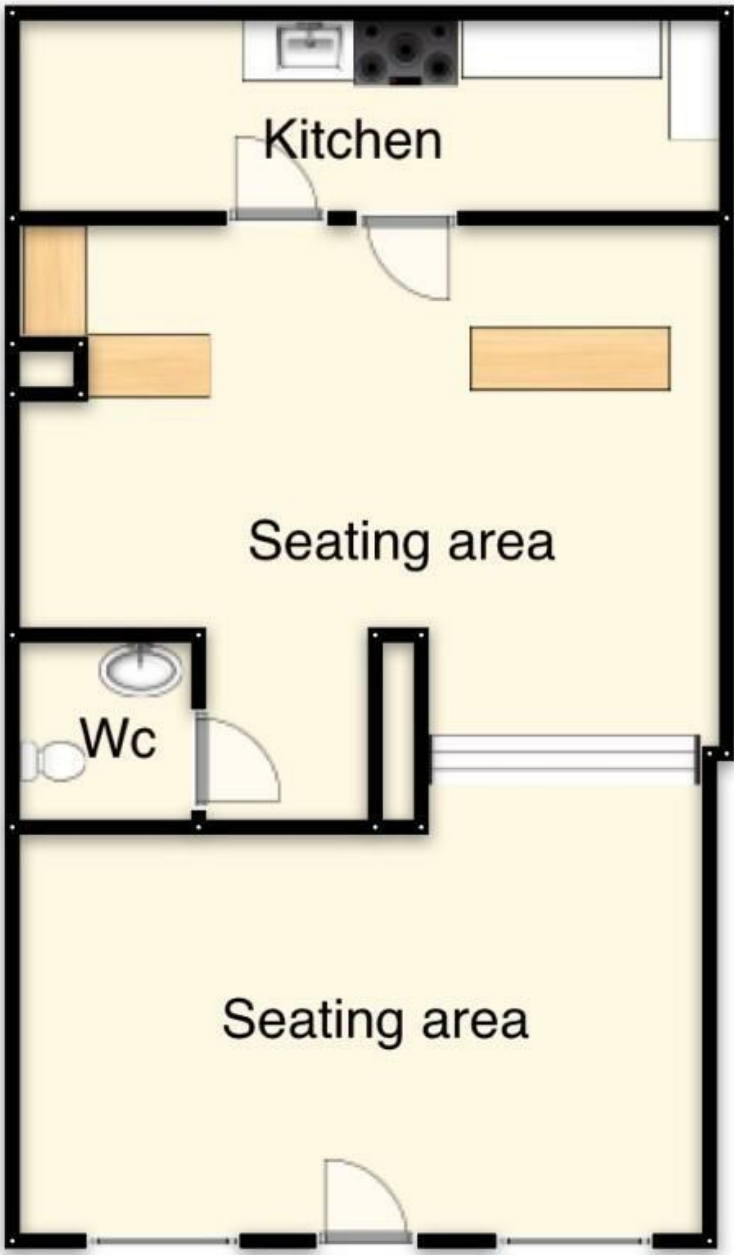








Floor Plan



**Type:** Commercial - Ground Floor  
**Tenure:** Leasehold

**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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	