

Terry Thomas & Co

ESTATE AGENTS



6 Heol Y Bryn

Upper Tumble, Llanelli, SA14 6DP

Nestled in the charming village of Upper Tumble, Llanelli, this commercial property on Heol Y Bryn presents a unique opportunity for those seeking a versatile space for their business ventures. Boasting a generous 2,303 sq ft of space, this property features not one, but two reception rooms and three bathrooms, providing ample room for various office setups or commercial activities. The layout includes well-proportioned offices, a functional kitchen area, a welcoming reception space, and convenient WCs, catering to a range of business needs.

One of the standout features of this property is the parking provision - with space for up to 9 vehicles, parking will never be a concern for employees or clients. The large car parking area adjacent to the property adds to the convenience and accessibility of the premises.

Situated in the former Doctor's Surgery, this property holds a sense of history and community significance, making it a unique setting for your business endeavours. The location offers easy access to nearby Cross Hands, providing swift connections to the A48 and M4, ideal for businesses requiring good transport links.

Whether you are looking to establish a new office space, consulting rooms, or any other commercial enterprise, this property offers a canvas of possibilities, awaiting your creative touch. Don't miss the chance to transform this space into the thriving hub your business deserves.

Offers in the region of £245,000

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Entrance

Open Storm porch and double-glazed double doors leading into vestibule hall.

Vestibule hall

12'7" x 6'5". (3.86m x 1.96m.)

Toughen glass double doors leading through to reception room. A further toughen glazed door leading through to inner lobby. Cloakroom/Ladies WC, disability friendly, low-level WC, wall mounted wash hand basin with tiled splashback. uPVC double glazed window to the fore. Gents WC - disability friendly, low-level WC, wall mounted wash hand basin with tiled splashback. uPVC double glazed window to the fore.

Lobby area

Front reception room/Main hub: L shaped 6.62m x 6.10m double aspect room, having uPVC windows to front and side, two electric storage heaters.

Front room 1

12'4" x 10'11" (3.76m x 3.35m)

uPVC double glazed window to front and side. Electric storage heater and wash hand basin fitted within a base unit

Front room 2

12'2" x 10'5" (3.71m x 3.18m)

wash hand basin fitted within a base unit. uPVC double glazed window to side. Electric storage heater.

Room 3

13'10" x 12'2" (4.22m x 3.71m)

wash hand basin fitted within a base unit. Two uPVC double glazed windows to the side and electric storage heater.

Rear room 4

19'5" x 10'4" (5.93m x 3.17m)

double aspect room with uPVC double glazed windows side and rear. Two Electric storage heaters.

Fitted base unit with stainless steel sink with chrome tap fitment.

Rear hallway

Rear hallway having doors leading off to two rooms, large recessed built in double storage cupboard with sapele doors. Door through to reception

Room 5

10'4" x 13'11" (3.15m x 4.26m)

electric storage heater and uPVC double glazed window to rear.

Room 6

12'1" x 7'0" (3.69m x 2.14m)

uPVC double glazed window to rear, electric storage heater and built in store cupboard.

Reception Office

max 16'1" x narrowing 9'9" x 28'0" narrowing to 11' (max 4.91m x narrowing 2.98m x 8.54m narrowing to 3)

two uPVC double glazed windows to side, two electric storage heaters mounted shelving, glazed display counter. Lower Mezzanine level, uPVC double glazed entrance door, through to store room/kitchen area.

Store room/kitchen area

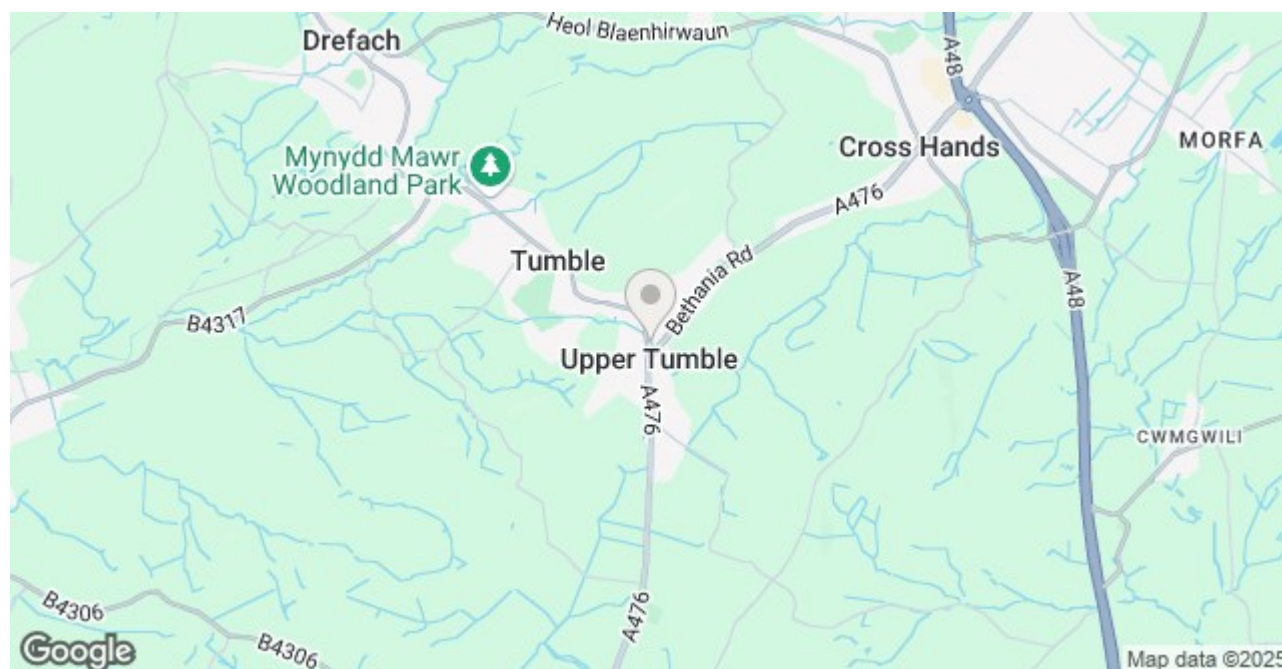
8'0" x 5'10" (2.46m x 1.78m)

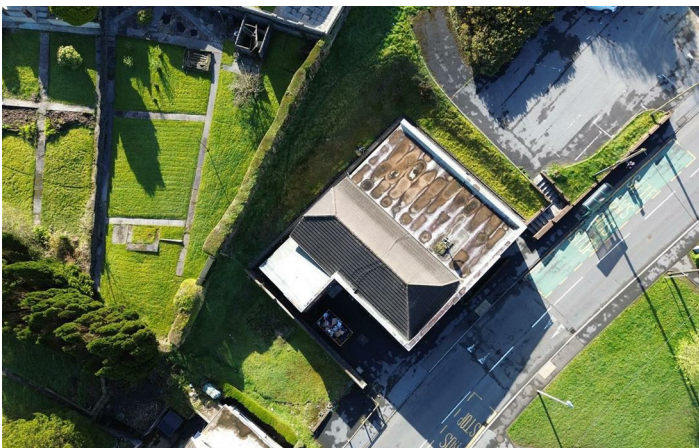
fitted base unit with stainless steel sink, uPVC double glazed window to rear.

Rear lobby area with doors leading off to Store room 5'9" x 6'9". (1.77m x 2.06m.)

Cloakroom

Low Level WC, wall mounted wash hand basin with tiled splashback. uPVC double glazed window to rear, built in cupboard.





Floor Plan



Type: Commercial
Tenure: Freehold
Council Tax Band: C

Services: Mains Electric, Water and Drainage

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 firm's 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 ₂) Rating	
Current	Potential	Current	Potential
 Very energy efficient - lower running costs (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		 Very environmentally friendly - lower CO ₂ emissions (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC