



25 King Street, Carmarthen, Carmarthenshire, SA31 1BS

Offers In The Region Of £189,950

- Grade II Period Property
- Retail Shop
- Self Contained Cottage
- Large Basement
- Mixed Use Premises
- Spacious First & Second Floor
- In Need of Refurbishment
- Enclosed Rear Courtyard

## 25 King Street, Carmarthen SA31 1BS

An impressive Period Grade II listed mixed use premises set in landmark retail location within the bustling County Market town of Carmarthen. The property comprises an impressive retail shop premises together with a spacious first and second floor offering potential living accommodation together adjoining self contained 2 bedroom cottage in need of refurbishment. The retail area has one large room with display window to King street a popular trading area of the town. The accommodation on the first and second floors provides Living Room; 2 Reception Rooms; 3 bedrooms and 2 cloakrooms. The building has a large basement and an enclosed courtyard to the rear. Viewing highly recommended



Council Tax Band: D



## THE PROPERTY

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Viewing highly recommended

## RETAIL AREA



21'4" x 15'11"

Superbly fitted with period display cupboards and counters. Enamel sink unit. 2 large picture windows to King Street

## OFFICE



14'1" x 6'1"

Built in wall cupboards and shelves.

## INNER HALL

Stairs off to first floor. Door to basement. Terrazzo tiled floor.

## REAR RECEPTION ROOM



14'5" x 14'4"

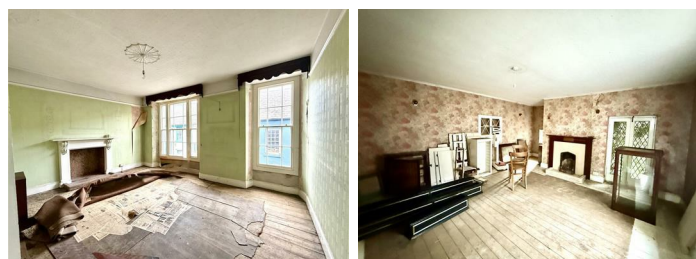
Double bowl stainless steel sink unit with mixer tap. Extensive fitted wall shelves, base cupboards and work-surface. Quarry tiled floor.

## STAIRWELL



Impressive stair-case to first floor.

## LIVING ROOM



15'10" x 15'9"

Painted slate surround fireplace with tiled inset. 2 windows to front elevation.

### LIVING ROOM

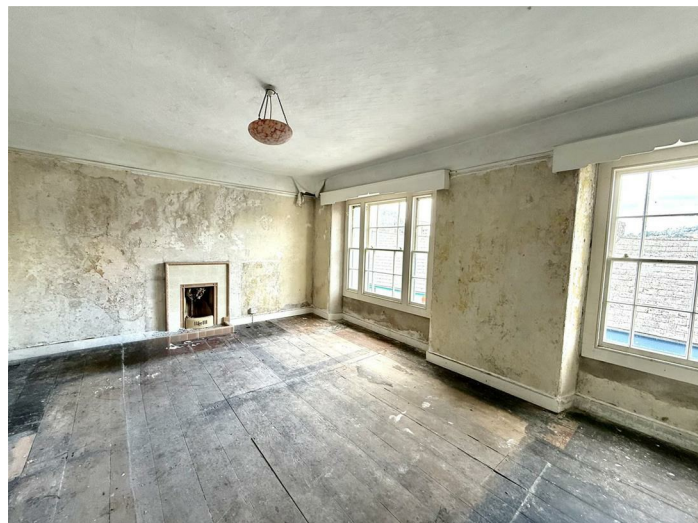
14'2" x 12'11"

Painted surround decorative fireplace with tiled inset. Electric panel heater.

### LIVING ROOM



### BEDROOM



14'2" x 13'0"

Decorative tiled surround fireplace

### BEDROOM



15'0" x 14'10"

Recessed area 1.30m x 1.13m Hardwood and tiled surround fireplace. Built in cupboards. Pine panelled floor.

### SECOND FLOOR

#### BEDROOM

15'6" x 15'0"

#### CLOAKROOM



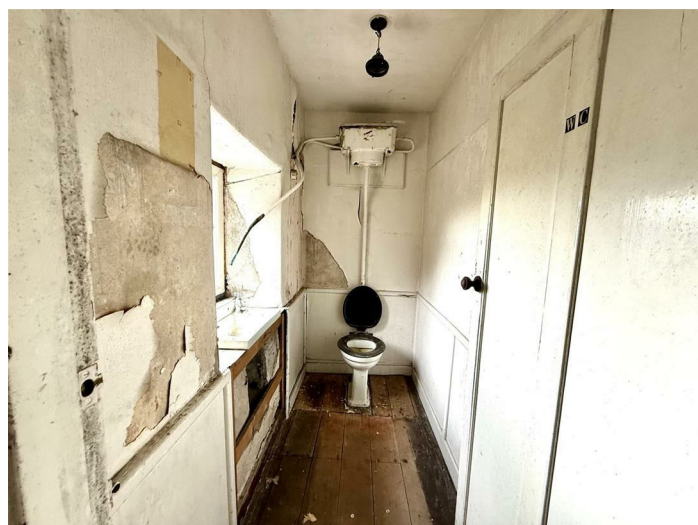
8'8" x 6'0"

Low level W.C. Pedestal hand basin.

15'8" x 12'0"

Tiled surround fireplace

### CLOAKROOM



7'3" x 3'6"

Low level W.C. Hand basin

### INNER HALL

19'10" x 5'2"

This hallway connects with the adjoining cottage. It provides a utility space with sink unit. Terrazzo tiled floor.

### THE COTTAGE

#### KITCHEN

12'2" x 9'7"

Built in cupboards. Rayburn range (not functional) Quarry tiled floor.

#### SITTING ROOM



13'7" x 8'8"

Claygate open fireplace. Built in wall cupboard. Ceiling beam.

### FIRST FLOOR

#### BEDROOM



14'2" x 9'3"

Tiled surround fireplace. Built in cupboard. Pine panelled floor.

#### BEDROOM



15'11" x 10'5"

Tiled surround fireplace. Pine panelled floor.

#### OUTSIDE

There is a small rear courtyard

#### SERVICES

We are advised that the property is connected to mains electricity, water and drainage.

#### TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

#### COUNCIL TAX

We are advised that the residential area of the property is in Band D

#### OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

#### NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenter have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

#### PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## VIEWING

By appointment with Morgan Carpenter 01558 821269

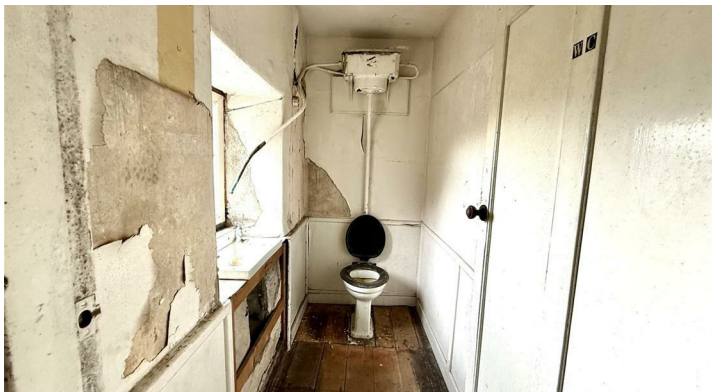
## WEBSITE

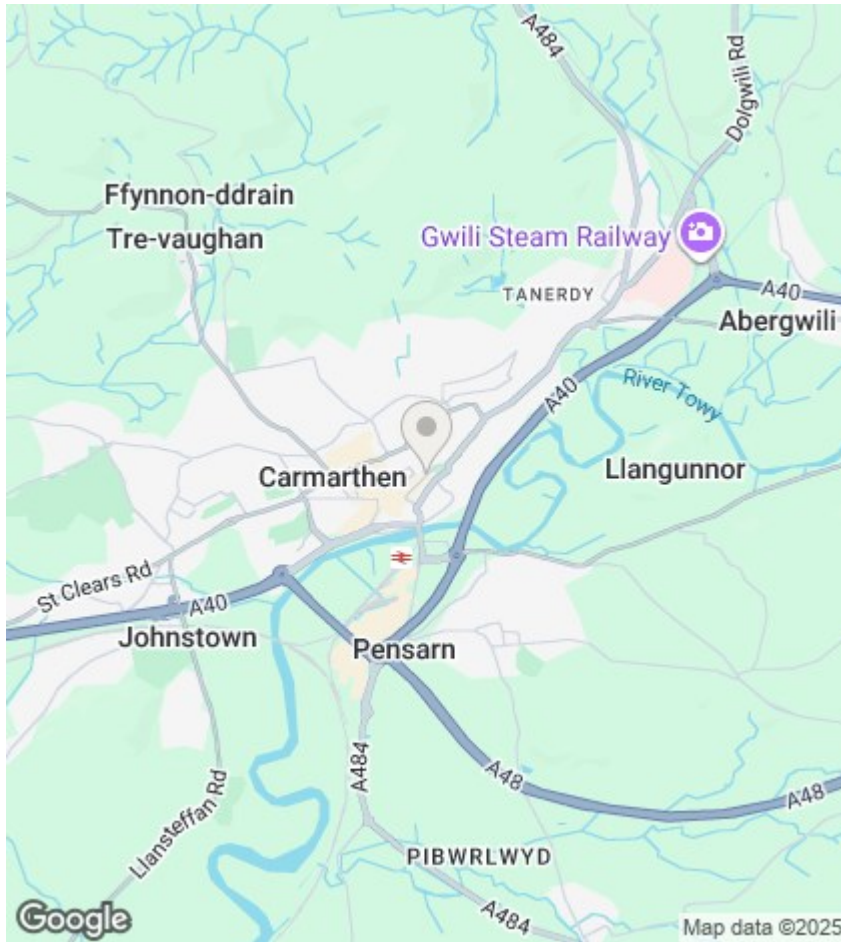
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## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating: