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herbert r thomas

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33 Station Road
Ammanford
Carmarthenshire
SA18 2DB

33 Station Road

Asking price **£299,950**

A rare development opportunity to purchase a stone built, double fronted, ground floor retail unit with a fully converted two bedroom first floor flat and an impressive work shop to the rear. The listing further includes a large two story outbuilding, a single story storage area and off road yard parking.

A traditional detached, stone fronted building offering vast redevelopment opportunity

Available to purchase with no ongoing chain

Previously a full residential dwelling with a later conversion into a retail space to the front and one side, with first floor residential accommodation

Offering an abundance of potential for conversion (subject to the obtaining planning permission)

Large two bedroom first floor living accommodation/flat

Significant workshop extension with full power supply and separate access

Impressive two story outbuilding with attached garage and first floor offices

Large enclosed yard space allowing for off road parking





Of interest to investors and property developers, a substantial mixed Commercial and Residential detached property situated within the popular town of Ammanford, within a short travelling distance of the town center and the M4/A48. The freehold property is being sold with vacant possession and currently requires significant refurbishment. The site extends to approximately 0.12 acre (0.5 Hectare).

Previously the main building was occupied as a ground floor retail showroom to one side with an adjoining one bedroom ground floor flat. Fixtures have since been removed from the ground floor flat and the fixed staircase at the center of the property has been blocked off to the first floor.

To the first floor, a large self contained two bedroom flat offers spacious accommodation and is in need of decorative updating. The accommodation offers a large lounge, open plan kitchen/breakfast room, two double bedrooms, three piece fitted bathroom suite with separate toilet, a utility room and office space. The flat now has its own external fixed staircase accessed from the side of the property.

To the rear of the main building and added on during the 1960's, is a generous sized workshop area offering solid concrete floors, windows, power supply and separate access from the external rear yard.

In addition to the main premises are a further two outbuildings, one single story prefabricated storage room and an impressive two story, block built warehouse/workshop and garage.

The warehouse at the rear offers two sets of wooden double doors and one pedestrian door to the front, with a pedestrian wooden door giving access to the rear lane. To the left hand side of the building a pedestrian door leads through into a large attached garage, with a lighting and a traditional garage door at the rear providing access to the rear lane. A fixed staircase provides access to the first floor storage area and office spaces. The warehouse benefits from concrete flooring, a pitched roof and power supply. All of the units are accessible from a shared rear yard parking area, with a driveway leading from Station Road running alongside the main building.





Directions

SAT NAV USERS: SA18 2DB

Tenure

Freehold

Services

All mains services

Council Tax Band A

EPC Rating E

Viewing strictly by
appointment through
Herbert R Thomas

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herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com
Cardiff Office
11-12 Jellicoe Court
Atlantic Wharf
Cardiff, CF10 4AJ
Cardiff@hrt.uk.com

Energy performance certificate (EPC)		
33 Station Road AMMANFORD SA18 2DB	Energy rating E	Valid until: 24 October 2032 Certificate number: 0330-2261-6210-2522-0146

Property type: Top-floor flat
Total floor area: 106 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-privates-letting-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-privates-letting-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

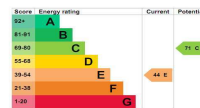
This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D and the average energy score is 60



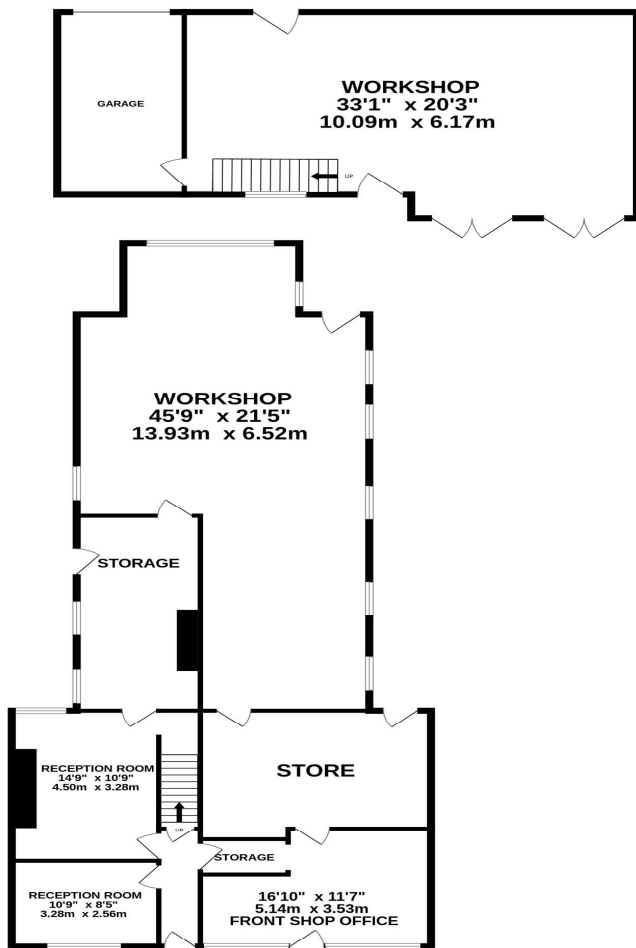
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

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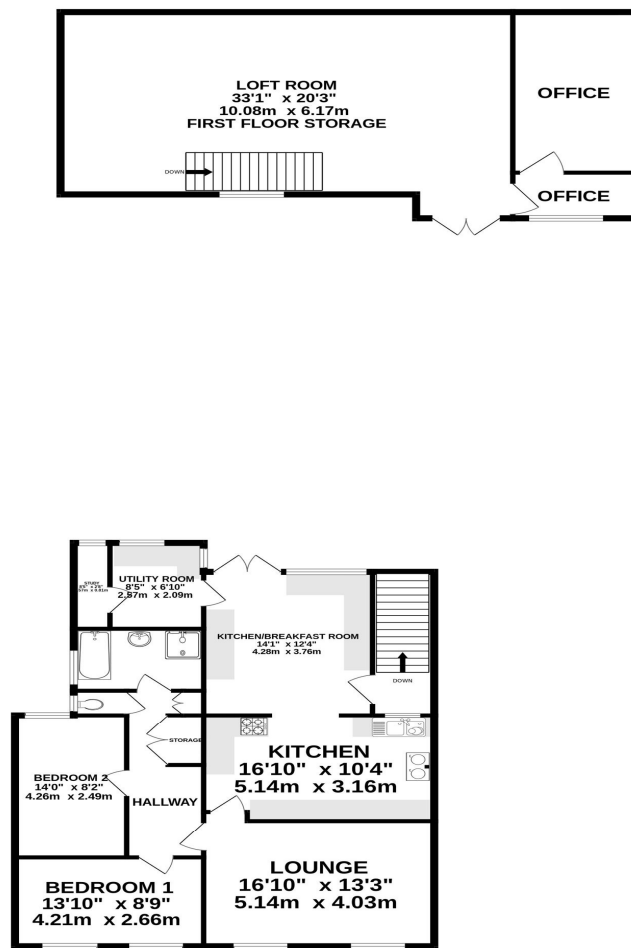




GROUND FLOOR
2405 sq.ft. (223.4 sq.m.) approx.



1ST FLOOR
1890 sq.ft. (175.6 sq.m.) approx.



TOTAL FLOOR AREA : 4295 sq.ft. (399.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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