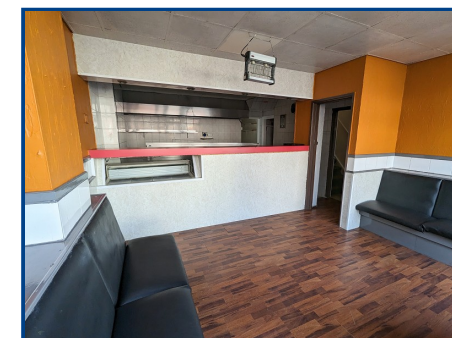




**Chartered Surveyor, Valuers,
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14 Offices Across South Wales

**Heol Llanelli
Trimsaran
Kidwelly
Carmarthenshire.**

Offers In Region Of **£180,000**



- Semi Detached Mixed Use Commercial Property
- Ground Floor Hot Food/Take Away Business
- Currently Not Trading
- Excellent Potential To Re Open Immediately
- Good Trading Location Within Popular Village
- Catering Kitchen & Equipment
- Ample Store Rooms At Rear
- 1/2 Bed Self Contained First Floor Flat
- Large Outbuilding At Rear - Former Bakery
- Large Plot & Garden At Rear

General Description

A well positioned semi detached mixed use commercial property situated within the village of Trimsaran, offering great potential comprising a ground floor hot food take away premises not currently trading with A3 planning consent. First floor provides a self contained 1/2 bed flat with kitchen and shower room. Outside there is a large outbuilding which was formerly a bakery with store rooms with potential to convert (STC).

EPC Rating: C63

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Heol Llanelli, Trimsaran, Kidwelly, Carmarthenshire.

Property Description

A prime opportunity of purchasing a deceptively mixed use commercial property benefiting from A3 planning consent for hot food/take away currently not trading having great potential to reopen immediately as a business. Also included on the first floor is a 1/2 bed self contained flat with independent access, capable of providing a good letting income.

The ground floor sales area is currently not trading but has excellent potential to re open immediately with some catering and kitchen equipment in place. There is deceptively spacious accommodation with store rooms and separate kitchen and WC at rear.

The first floor provides 1/2 bed self contained living accommodation with separate independent access ideal for letting purposes.

Outside there is a shared driveway to side that leads to small rear yard providing parking, large outbuilding being a former bakery business with adjacent store rooms having potential for another business enterprise (stc). Garden at rear in need of landscaping works.

The property is located within the village of Trimsaran with school, shop, bus route with the towns of Llanelli and Carmarthen being 5 and 12 miles respectively offering a good range of amenities and facilities.

CTFCP

Ground Floor Sales Area (14' 01" x 11' 09") or (4.29m x 3.58m)

Double glazed front entrance door with large double glazed windows, fitted sales counter, cushioned customer seating, laminate flooring, access through to:

Catering Kitchen (13' 06" x 11' 03") or (4.11m x 3.43m)

Tandori stainless steel oven (not tested), stainless steel preparation table with shelving, cooker range point with commercial extractor hood over (not tested), sink unit, door to:

Store Room (13' 10" x 8' 07") or (4.22m x 2.62m)

Fitted base cupboard, shelving, fridge/freezer (not tested), door to:

Kitchen (15' 01" x 8' 05") or (4.60m x 2.57m)

Two stainless steel commercial sink units with mixer taps, 3 windows to side, door to:

Rear Entrance Lobby

Rear exterior door, door to Separate WC with sink unit.

Entrance Hall

Front entrance door providing separate independent access to first floor flat, stairs to:

First Floor Landing

Doors to:

Bedroom / Sitting Room (17' 08" x 12' 00") or (5.38m x 3.66m)

Two windows to front, ideal living room or bedroom.

Heol Llanelli, Trimsaran, Kidwelly, Carmarthenshire.

Bedroom (11' 06" x 11' 01") or (3.51m x 3.38m)

Window to rear.

Kitchen (9' 10" x 8' 08") or (3.00m x 2.64m)

Fitted base and wall cupboards, sink unit, cooker space, window to side, door to:

Shower Room

Shower cubicle, WC, wash basin, wall mounted gas fired boiler running the hot water (not tested).

Outside

Shared driveway to side leading to small rear yard area providing car parking, door giving access to basement cellar. Garden area at very rear of property in need of general landscaping works.

Outbuilding (38' 08" x 11' 10") or (11.79m x 3.61m)

Large building being a former bakery business having great potential to use as another business enterprise (subject to consent), with tiled flooring, large walk in bread ovens (not tested), access ladder to loft over, adjoining store room 12'5 x 9'4 with front entrance door, 2 further store rooms at rear, cold room with large door.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

A

Directions

From Kidwelly on the A484 proceed on the B4308 road towards Trimsaran and continue on for 3 miles until arriving at the village. Proceed through the village until arriving at small mini roundabout, take a right turning onto Heol Llanelli and the property can be found further along on the right.

