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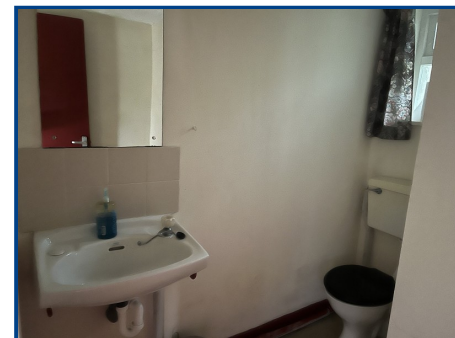
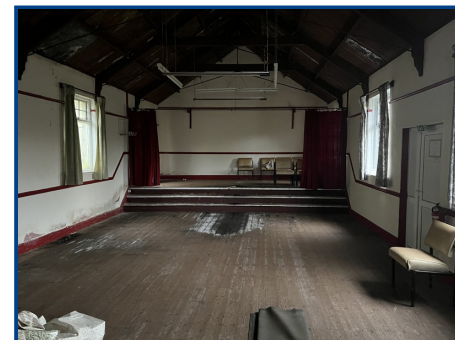
Llandyfan Village Hall

**LLandyfan
Ammanford
Carmarthenshire.**

Price £85,000



- Former Church Hall
- Elevated Position
- Quiet Rural Location



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@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.

General Description

A unique opportunity to purchase a former Church hall standing in an elevated position in the rural hamlet of Llandyfan.

Tel: 01558 823 601

Email: llandeilo@ctf-uk.com

Web: www.ctf-uk.com

Llandyfan, Ammanford, Carmarthenshire.

Property Description

A unique opportunity to purchase a former Church hall standing in an elevated position in the rural hamlet of Llandyfan. The property dates back to 1929 and has potential for a variety of uses and could currently be used as a useful storage unit. Other uses will be dependent on obtaining any required planning consents from the local authority.

The hall stands in the centre of a hamlet located 4.5 miles from both Llandeilo and Ammanford.

The property requires works of maintenance and repair.

Entrance Hall (8' 0" x 4' 6") or (2.45m x 1.38m)

Timber door, tiled floor and window to side.

Gents Toilets (6' 9" x 5' 10") or (2.07m x 1.78m)

Narrowing to 0.82.

With tiled floor, wash hand basin, part tiled wall, low level WC and window.

Ladies Toilets (7' 0" x 3' 11") or (2.14m x 1.20m)

Widening to 2.15.

Tiled floor, part tiled wall, window, wash hand basin, low level WC and access to loft space.

Main Hall (46' 0" x 20' 1") or (14.01m x 6.12m)

With boarded floor, four windows to rear and four double glazed windows to front. Double glazed door to front. Picture rail, open fireplace with timber surround and raised stage area.

Llandyfan, Ammanford, Carmarthenshire.

Kitchenette Area

Stainless steel sink with drainer, wall, base and drawer units. Santon hot water tap.

EXTERNALLY

Lawned area and drive. Outside light and steps to basement storage area.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Viewing

By Appointment With The Selling Agent.

Broadband and Mobile phone

Mobile signal and broadband is deemed to be good in this location. Please check with your provider.

Services

Mains electricity, mains water

Tenure

Freehold

Directions

From Llandeilo continue over the bridge on the A483 to Ffairfach. At the traffic lights continue straight on towards Ammanford for approximately 4 miles. In the village of Derwydd turn left opposite the LemonGrass coffee shop (the old College Pub). Continue along this road to the hamlet Llandyfan and the property will be found on the left hand side.

