

# Cardigan Office:

5 High Street, Cardigan, Ceredigion, SA43 1HJ T: 01239 612 343

E: cardigan@jjmorris.com



CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS









Mountain View Garage , Cynwyl Elfed, SA33 6SU £300,000

A rare opportunity to purchase a commercial site of around two acres or thereabouts, situated on the B4333 Carmarthen to Newcastle Emlyn road, with a steel portal frame building and open fronted storage, ideal for a variety of uses. The site also benefits from full planning consent for the erection of a six bay garage. Previously used as a garage forecourt, the property offers excellent road frontage of about 60m.

#### Location

The property enjoys a rural location, just a 10 minute drive Local authority: Carmarthenshire County Council on 01267 from Newcastle Emlyn and about 20 minutes from the 234567 administrative town of Carmarthen. It has far-reaching views over the surrounding countryside.

# Main Building



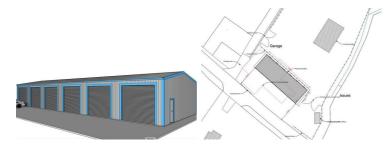


The main building is of a steel portal frame construction, externally clad with profile steel sheeting, with doors to the front and side. The minimum internal eaves heigh its approximately 4.5m.



To the rear of the main building is a further storage/workshop with double doors.

# **Planning Permission**



Application No: PL/04884 registered on 17/10/2022 for: Proposal: Erection of new garage to replace fire damaged

garage

Location: Mountain View Garage, Cynwyl Elfed,

Carmarthen, SA33 6SU

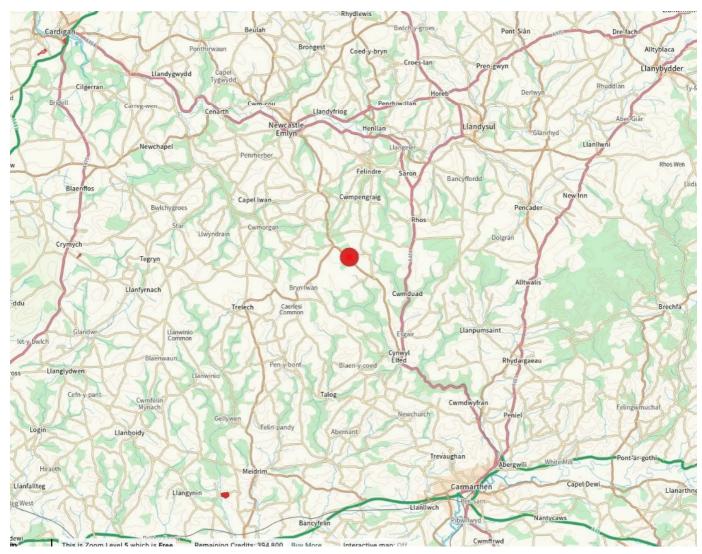
Application Type: Full planning permission

### **Business Rates**

To be confirmed

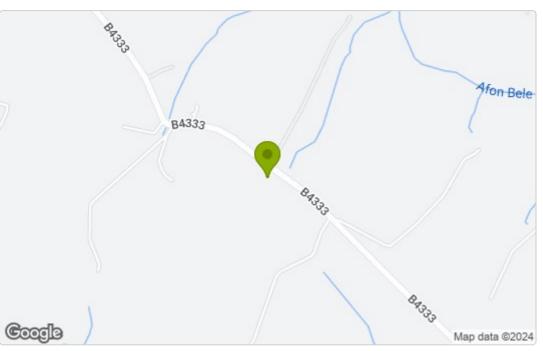
#### **Services**

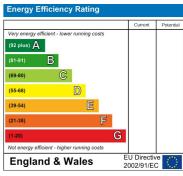
# Floor Plan



## Area Map

# Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.