



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 from Newcastle Emlyn and about 20 minutes from the administrative town of Carmarthen. It has far-reaching views over the surrounding countryside.

Services

Local authority: Carmarthenshire County Council on 01267 234567

Main Building

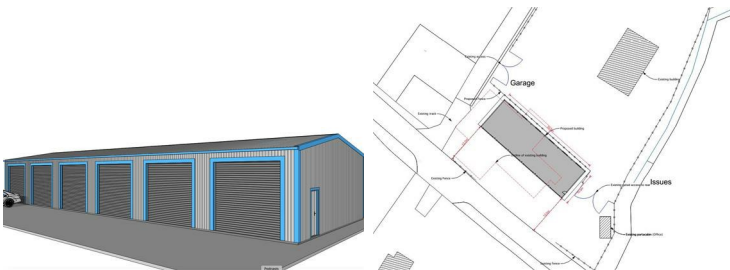


The main building is of a steel portal frame construction, externally clad with profile steel sheeting, with doors to the front and side. The minimum internal eaves height is approximately 4.5m.



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

Planning Permission

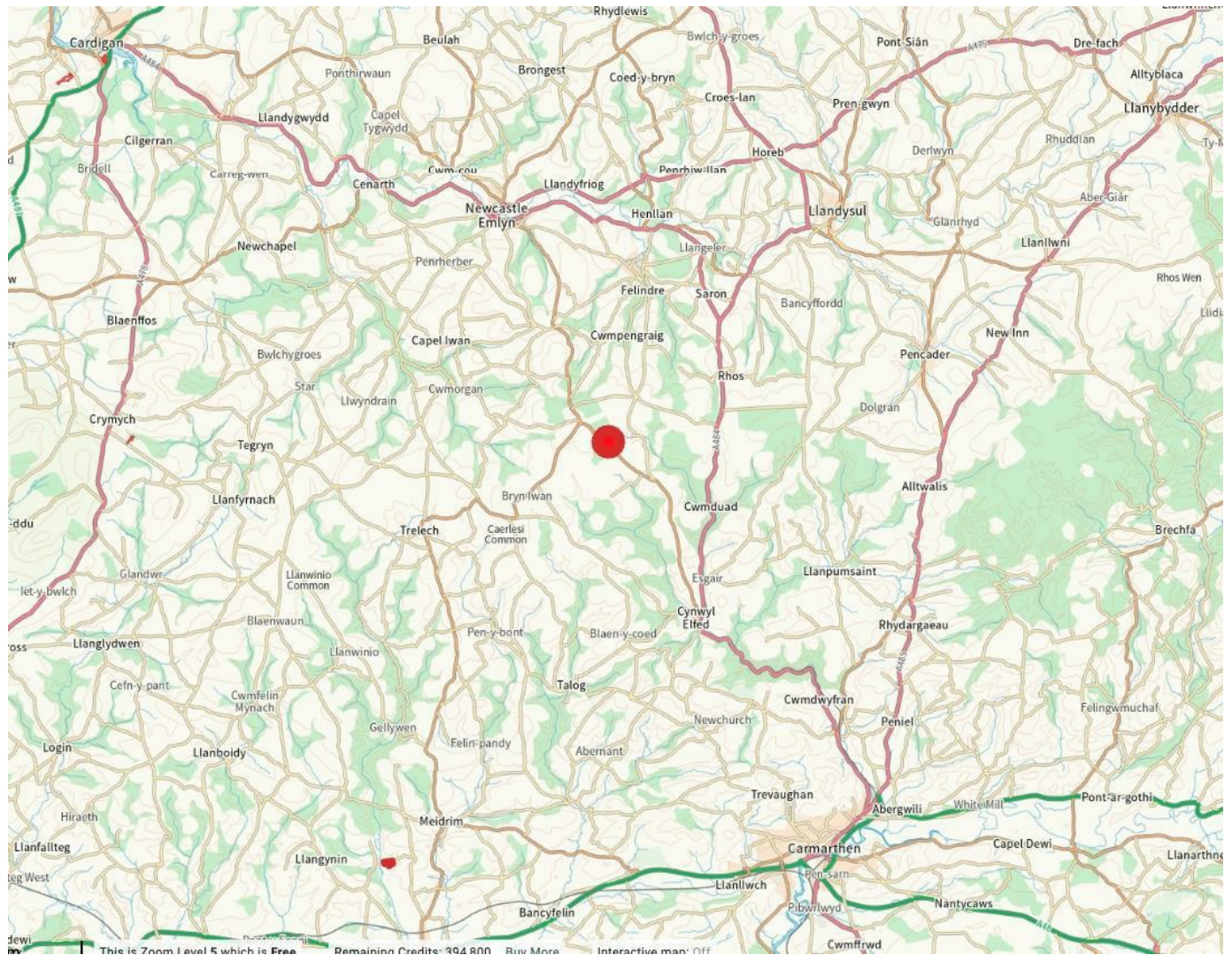


Application No: PL/04884 registered on 17/10/2022 for:
Proposal: Erection of new garage to replace fire damaged garage
Location: Mountain View Garage, Cynwyl Elfed, Carmarthen, SA33 6SU
Application Type: Full planning permission

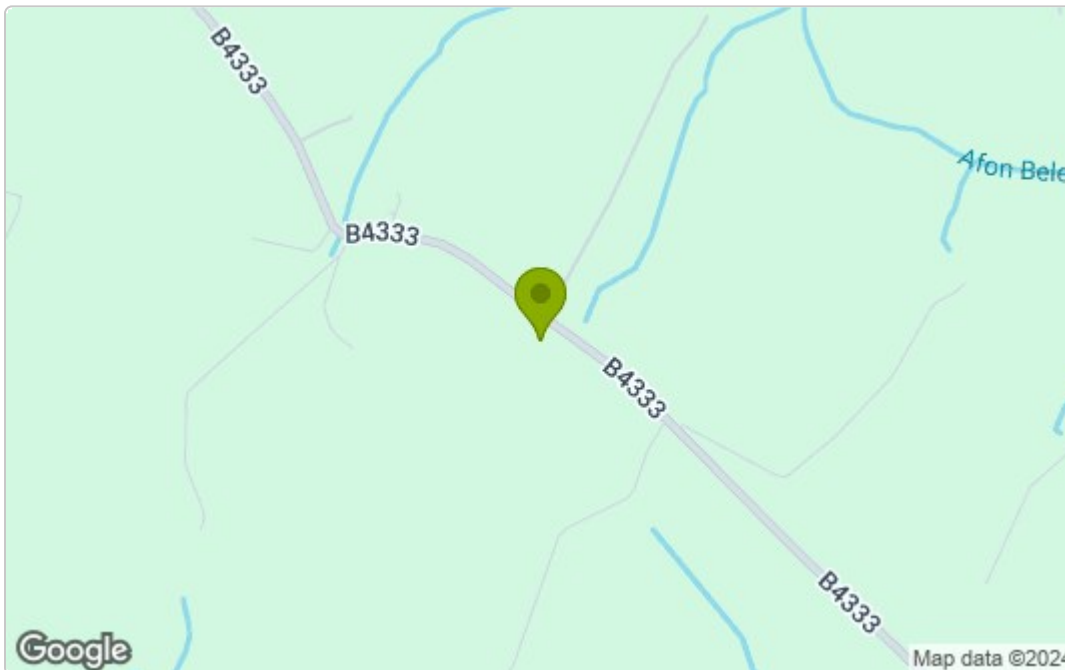
Business Rates

To be confirmed

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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