



## 1, 1a & 1b (Shop) Station Road, Ammanford, Ammanford, SA18 2DB

**Offers in the region of £399,950**

Located in a prominent position on the busy junction of Station Road and College Street, within half a mile of Ammanford town centre, we are offering a mixture of properties and buildings which could be used for various purposes. The site encompasses many business opportunity combinations based on past uses and new business ideas. We advise a visit to the site together with a discussion on the site history past and present enabling any interested party to evaluate if it would work for them. The premises comprises a ground floor retail shop with storage room and basement areas, kitchen area and WC, self contained 2 bedroom flat above with lounge, kitchen, shower room and separate WC. An adjoining end terrace house comprising utility, kitchen, cloakroom, 2 reception rooms, 3 bedrooms and family bathroom also with basement area.

There is also a block of 10 garages to the rear of the property, 2 of which could house a lorry.



## House

Possible uses -

Own residence

Rental property

Accommodation for on site staff

## Ground Floor

uPVC double glazed entrance door to

## Utility Room

9'2" x 8'4" (2.80 x 2.56)



with base units, plumbing for automatic washing machine, vanity wash hand basin, part tiled walls, part tongue and groove walls, tiled floor, textured ceiling and uPVC double glazed window to front. Door to cellar.

## WC

4'4" x 2'11" (1.33 x 0.91)

with low level flush WC and tiled floor.

## Rear Hall

with radiator, tiled floor, part tongue and groove walls and hatch to roof space.

## Kitchen

9'9" x 16'9" (2.98 x 5.12)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, electric cooker point with extractor over, part tiled and tongue and groove walls, tiled floor, radiator and uPVC double glazed window to rear and aluminium window to side and front.

## Sitting Room

13'6" x 11'7" (4.14 x 3.54)



with laminate floor, radiator, shelving, textured and coved ceiling and uPVC double glazed patio door to side. Double doors to



## Lounge

14'11" x 11'10" (4.55 x 3.61)



with fireplace, shelving, coved ceiling and 2 uPVC double glazed windows to side.

## Hall

with stairs to first floor and under stairs cupboard.

## First Floor

### Landing

with hatch to roof space, built in cupboard and radiator.

## Bedroom 1

11'5" x 12'0" (3.49 x 3.67)



with wood floor, radiator and uPVC double glazed window to rear.

## Bedroom 2

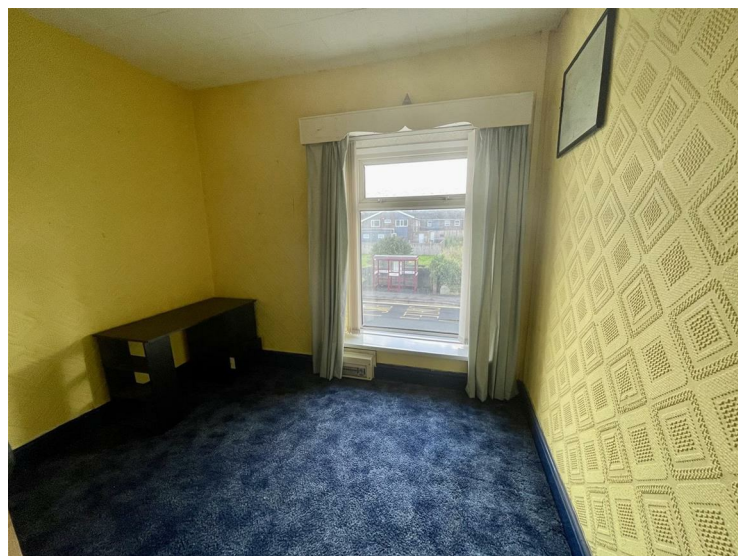
13'1" x 9'11" (4.00 x 3.04)



with picture rail, radiator, coved ceiling and uPVC double glazed window to front.

## Bedroom 3

9'5" x 9'7" (2.89 x 2.93)



with uPVC double glazed window to front.

## Store Room

4'1" x 7'5" (1.26 x 2.28)

with textured ceiling.



## Bathroom

9'4" x 10'7" (2.85 x 3.25)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with shower over, built in cupboard, laminate floor, radiator, textured ceiling and uPVC double glazed window to side.

## Flat

Self contained two bedroom flat located above the shop with separate entrance.

Possible uses -  
rental income

accommodation for the business owner of the shop

Accommodation for staff working in the shop

## Entrance Hall

with stairs to first floor and electric heater.

## Lounge

16'4" x 11'6" (4.98 x 3.51)



with laminate floor, economy 7 heater and uPVC double glazed window to front.

## Kitchen

5'0" x 8'8" (1.53 x 2.66)



with range of fitted base and wall units, stainless steel single drainer sink unit with ordinary taps, electric cooker point and part tiled walls.

### Shower Room

8'8" x 5'1" (2.65 x 1.55)



with low level flush WC, pedestal wash hand basin, electric shower and heated towel rail.

### Bedroom 1

23'3" x 11'7" max (7.09 x 3.54 max)



with laminate floor, economy 7 heater, textured and coved ceiling and uPVC double glazed window to front.

### Bedroom 2

14'9" x 7'8" (4.5 x 2.35)



with laminate floor, economy 7 heater and uPVC double glazed window to corner.

### En Suite Cloakroom

4'9" x 7'2" (1.47 x 2.2)



with low level flush WC, vanity wash hand basin, heated towel rail, laminate floor and uPVC double glazed window to side.

### Shop

The shop has large showcase windows on the junction of two busy roads, excellent for public awareness of any business located there.

For own use or rental income the shop consists of -

### L Shape Shop

20'2" x 26'2" and 10'6" x 11'10" (6.15 x 8 and 3.22 x 3.62)



with laminate floor, tiled floor and 2 uPVC double glazed windows and door.



## Kitchen

3'10" x 9'8" (1.19 x 2.96)



with stainless steel single drainer sink unit, work surface and laminate floor.

## WC

4'0" x 5'10" (1.24 x 1.8)



with low level flush WC, vanity wash hand basin, tiled floor and part tiled walls.

## Store Room

15'3" x 11'3" max (4.65 x 3.45 max)



## Basement

Room 1 - 3.35 x 8.16

Room 2 - 2.4 x 4

## Outside

Large garden mainly set to lawn with parking area, two double gates opening out onto the mains Ammanford to Llandybie Road.

The garden adjoins the house however by utilising one of the garages for access, the garden could also be used by the barn either shared or split with the house.

## Garages



Six good size garages, two have been used to house lorries. Possible uses - rental income, workshop, storage or garage

1 - 2.88 x 5.04

2 & 3 - 7.05 x 7.31 with mezzanine floor

4 - 6.37 x 7.34 with mezzanine floor

5-8 9.23 x 4.54 with mezzanine floor

9 - 2.5 x 4.54

10 - 12.62 max x 5.86 with inspection pit

## Barn

A unique looking building with a front elevation featuring decorative brickwork with six first floor windows and four double doors with ground floor and mezzanine floor.

Possible uses -

Workshop

Studio

Garage

Storage

Property (planning permission required)

Offices (planning permission required)

Apartments (planning permission required)

## **Rateable Value from 2017**

£4,700

100% business rates relief for small businesses in Wales with a rateable value up to £6,000

## **Council Tax**

1 Station Road (House) - Band A

1a (first floor flat) - Band A

## **Services**

Mains gas, electricity, water and drainage.

## **NOTE**

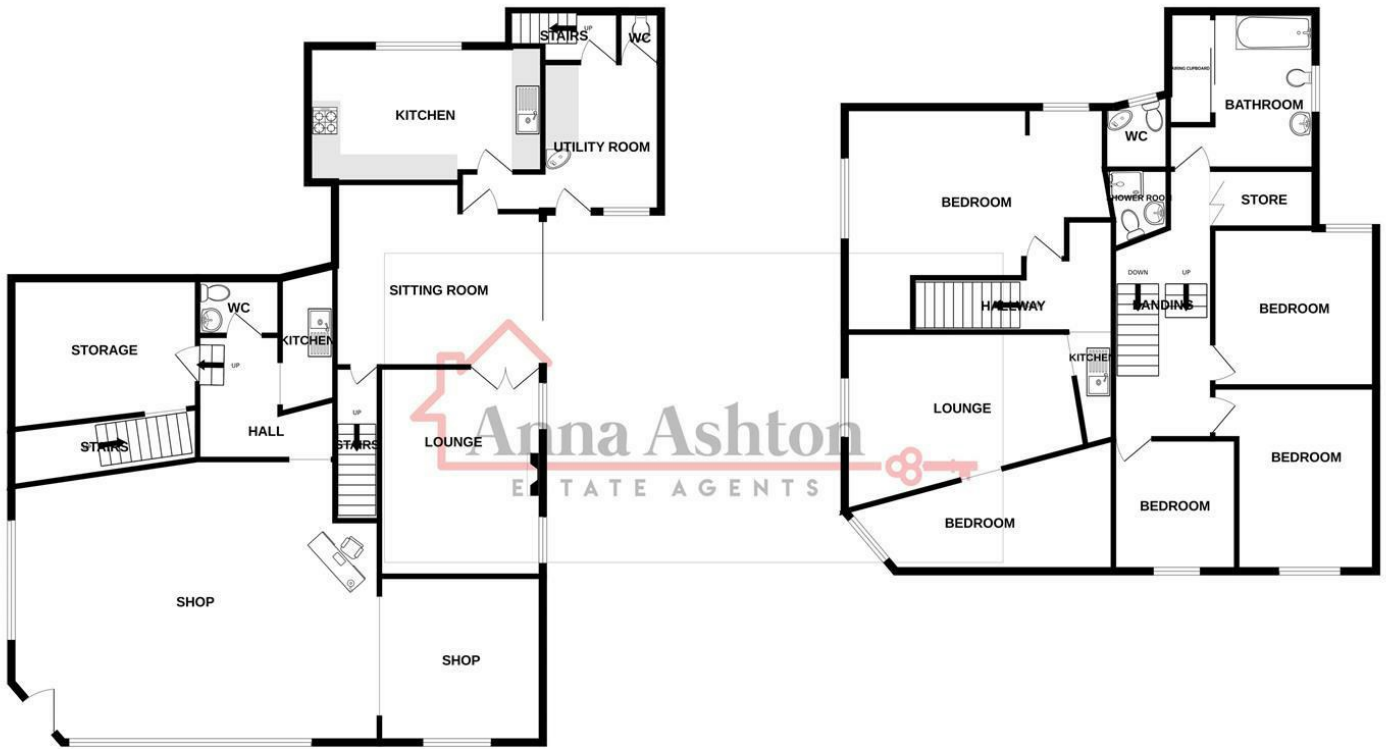
All photographs are taken with a wide angle lens.

## **Directions**

Leave Ammanford on College Street and travel for 0.5 miles and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.