

1 Graig Road, Gwaun Cae Gurwen, Ammanford, SA18 1EG

Offers in the region of £175,000

WE ARE ADVISED THAT A GRANT OF UP TO 50% IS AVAILABLE.

DESIGNZ ARE STILL IN BUSINESS BUT HAVE MOVED 2 DOORS DOWN.

Welcome to Graig Road, Gwaun Cae Gurwen, Ammanford - a property with great potential! This property offers a spacious 1,517 sq ft area, perfect for setting up a shop and an upstairs flat. With parking for numerous vehicles, convenience is at your doorstep.

Although in need of modernisation, this property presents a fantastic opportunity to create a unique space tailored to your preferences. Imagine the possibilities with the potential of 2 bedrooms, ideal for accommodating a growing business or converting into a comfortable living space.

This property is brimming with potential for those looking to establish a business or create a bespoke living space. Don't miss out on the chance to transform this property into your dream venture.

Ground Floor

uPVC double glazed entrance door to Shop front

Main Shop

22'7" max (13'8" min) x 32'1" (6.9 max (4.18 min) x 9.8)

with 3 radiators, under stairs cupboard and 2 uPVC double glazed windows to front.

WC and Sink Area

6'0" x 5'9" (1.83 x 1.76)



with low level flush WC, vanity wash hand basin and 2 uPVC double glazed windows to side.

WC and Sink Area (L Shaped)

9'8" max x 8'11" max (2.97 max x 2.73 max)



with low level flush WC, vanity wash hand basin and uPVC double glazed window to side and rear.

Rear Store

9'1" x 13'1" (2.77 x 4)



with radiator and uPVC double glazed window and door to kitchen.

Kitchen

5'1" x 10'2" (1.55 x 3.1)



with stainless steel single drainer sink unit with mixer taps, radiator and uPVC double glazed window and uPVC door to rear.

Basement (low headroom)

22'4" x 9'1" (6.82 x 2.78)

with uPVC double glazed door and 3 uPVC double glazed windows to rear.

First Floor Flat

uPVC double glazed door and stairs to first floor.

Lounge

9'8" x 10'6" (2.96 x 3.22)



with uPVC double glazed window to rear.

Kitchen

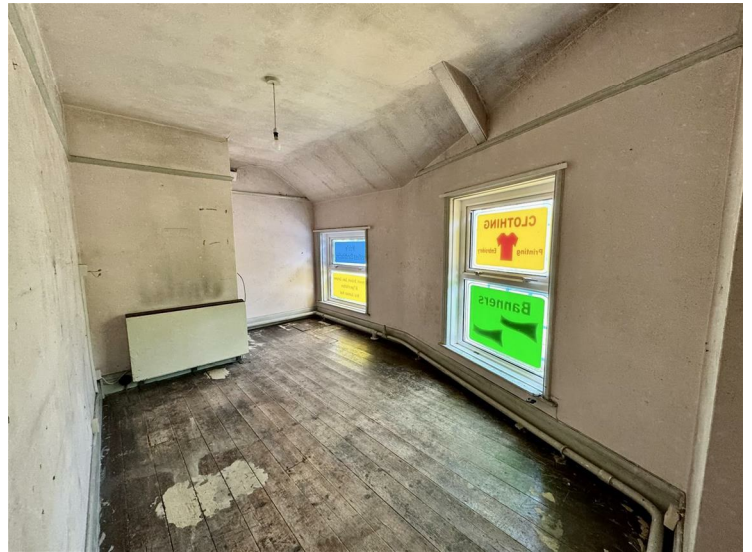
9'8" x 11'11" (2.96 x 3.64)



with electric cooker point and uPVC double glazed window to rear.

Bedroom 1

9'5" red to 6'11" x 15'1" (2.88 red to 2.11 x 4.6)



with economy 7 heater and 2 uPVC double glazed windows to front.

Box Room

4'0" max x 8'6" (1.22 max x 2.6)



with uPVC double glazed window to front.

Box Room

4'6" x 7'1" (1.38 x 2.18)

with hatch to roof space and uPVC double glazed window to front.

Bathroom

6'1" max x 10'4" max (1.87 max x 3.15 max)



with low level flush WC, pedestal wash hand basin, panelled bath with electric shower over, part tiled walls, radiator and uPVC double glazed window to rear.

Outside



Services

Mains electricity, water and drainage.

Council Tax

First floor flat - Band A

The business area is currently exempt from business rates.

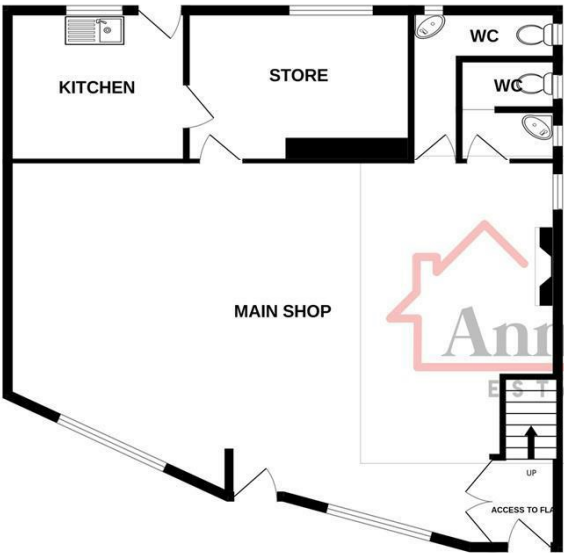
NOTE

All photographs are taken with a wide angle lens.

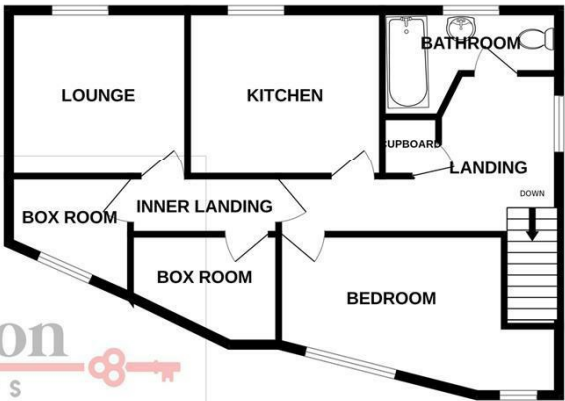
Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Follow the road for approximately 5 miles to the village of Gwaun Cae Gurwen, and the property can be found on the right 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.
Made with Metropix ©2024



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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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