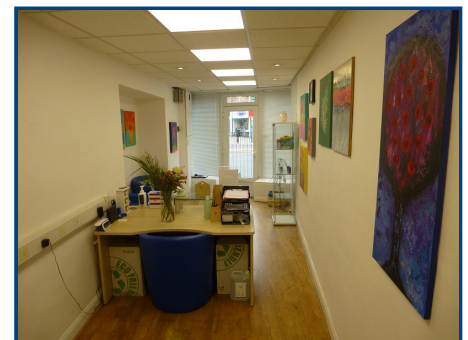


**2a High Street  
Ammanford  
Carmarthenshire.  
SA18 2LY**

Guide Price **£27,000**



- Commercial mid terrace property
- Shop front room, Wc, first floor room
- Upvc glazing
- Town centre location



## General Description

Commercial property in the town centre of Ammanford close to all its amenities.

**EPC Rating: D96**

# High Street, Ammanford, Carmarthenshire.

## Property Description

The property is being offered for sale in conjunction with our partner auctioneers Auction House Wales with bidding opening at midday on Monday 29th July 2024 and concluding from midday on Wednesday 31st July 2024. A legal pack can be obtained along with registration to bid at <https://www.auctionhouse.co.uk/wales>

We have the pleasure in offering for sale this commercial property in the town centre of Ammanford close to all its amenities including banking, shops, restaurants, public houses, primary schools, secondary schools, bus station, railway station and approximately 7 miles from Junction 49 of the M4.

The accommodation briefly comprises shop front room, rear hallway, wash area, separate Wc, landing area and first floor room.

The property benefits from Upvc glazing and town centre location.

CTFCP

## Upvc glazed door to

## Shop Front (22' 1" x 7' 0") or (6.74m x 2.13m)

Upvc glazed windows to front, laminate flooring.

## Rear Hall

Laminate flooring, stairs to first floor.

## Wash Room

Wash hand basin, laminate flooring.

## W.C.

Low level Wc, laminate flooring.

## Landing

## First Floor Room (19' 11" x 6' 11") or (6.08m x 2.10m)

Upvc glazed window to front.

## Agents Note

The property will be vacant possession.

There is a right of way access to the rear for maintenance only.

## Agents Note

The current planning on this building is class D1 Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court, non residential education and training centres.

## Broadband and Mobile phone

There is Superfast broadband available in the area. There is mobile coverage available in the area.

## Services

Mains electricity, mains water, mains drainage, commercial property, tenure freehold

## Tenure

Freehold

## Council Tax

Not Specified

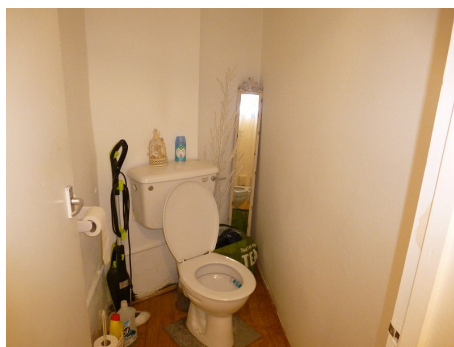
## Directions

Leave Ammanford on High Street and the property can be found immediately on the left hand side.

Ground Floor



First Floor



## Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## 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](mailto:surveys@ctf-uk.com).