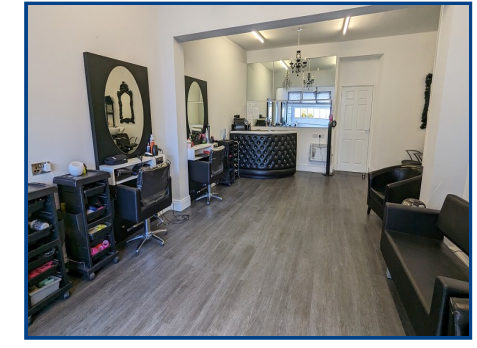
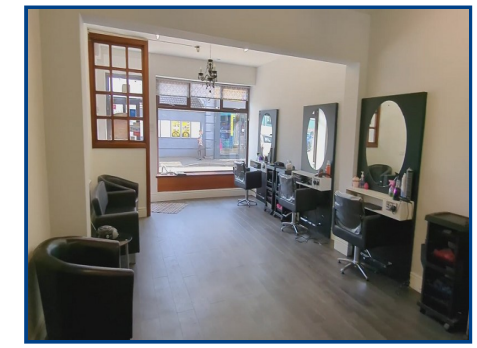


**Station Road
Burry Port
Carmarthenshire.**

Offers In Region Of **£280,000**



- Excellent Investment Opportunity
- Popular Coastal Town Centre Location
- Substantial Mixed Use Commercial Property
- Fronting Onto Busy High Street
- Ground Floor Currently Used As Hair Salon
- 3 x Self Contained Flats (2 x 2 Beds & 1 x 1 Bed)
- Generating Good Letting Income
- Large Rear Car Park For Approx 6/7 Cars
- Walking Distance To Shops, Schooling & Beach Front
- EPC's - Flat 1- 43/65E Flat 2-44/57E Flat 3- 42/59E

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice
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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.

General Description

A substantial three storey town centre investment mixed use commercial property fronting onto the main High Street within the popular town of Burry Port providing all the usual amenities including rail station with the beach nearby. The ground floor is currently run as a hair salon together with 3 occupied self contained flats/maisonette (2 x 2 bedrooms and 1 x 1 bedroom) generating a good annual letting income. Outside there is a large walled in rear car park for approx 6/7 cars with good access from side lane.

EPC Rating: D81

Station Road, Burry Port, Carmarthenshire.

Property Description

** SUPERB INVESTMENT OPPORTUNITY IN BUSY COASTAL TOWN CENTRE LOCATION - VIEWING RECOMMENDED**

A large town centre mixed use commercial premises having a prominent position fronting onto the main High Street within this popular coastal town, offering all the usual amenities including schooling, general stores, rail station having easy access to the lovely beach nearby with miles of lovely walks to relax and enjoy.

The property occupies an end terraced position and comprises of three stories including a ground floor A1/A2 currently run as a successful hair salon with store room, rear utility and WC. First and second floors provide 2 self contained tenanted flats (2 x 2 beds) with communal front entrance and rear access generating a good letting income. Also included is a ground floor 1 bedroom maisonette which is also tenanted with all the flats having their own independent services.

Outside there is a large walled in rear car parking area for approx 6/7 cars with good access from the side lane.

CTFCP

Ground Floor Retail (24' 09" x 24' 0" Max) or (7.54m x 7.32m Max)

Which is currently run as a successful hair salon offering a good sized 'L' shaped room, large window to front, 2 night storage heaters, all fixtures and fittings available by separate negotiation, door to:

Store Room

Irregular shaped room, fitted shelving.

Rear Lobby / Utility Room (7' 08" x 5' 0") or (2.34m x 1.52m)

Sink unit with store cupboard, plumbing for washing machine, rear exterior door, door to separate WC with basin.

Communal Entrance Hall

Front entrance door, built in cupboard housing the electric meters and fire alarm, stairs leading up to flats.

First Floor Self Contained Flat

Which is currently tenanted with double glazed windows and electric heating, accommodation provides as follows:

Hallway

With rear exterior door, door to communal stairs, walk in store room, doors to:

Kitchen (12' 00" x 11' 00") or (3.66m x 3.35m)

Fitted base and eye level cupboards with sink unit, cooker space, plumbing for washing machine, fridge space.

Living Room (12' 08" x 11' 00") or (3.86m x 3.35m)

Window to front.

Bedroom (11' 02" Max x 9' 08") or (3.40m Max x 2.95m)

Irregular shaped room, window to rear.

Bedroom (13' 09" Max x 9' 01") or (4.19m Max x 2.77m)

Irregular shaped room, window to front, electric heater.

Shower Room (6' 05" x 6' 03") or (1.96m x 1.91m)

Modern 3 piece suite including shower cubicle, WC and wash hand basin, window to rear.

Station Road, Burry Port, Carmarthenshire.

Second floor Self Contained Flat

Which is accessed via stairs from the front entrance communal hallway benefiting from double glazed windows and electric heating. The accommodation provides as follows:

Landing Area

Stairs leading down to front entrance communal area, rear exterior door, walk in store room, doors to:

Living Room (14' 06" Max x 12' 05") or (4.42m Max x 3.78m)

Wall mounted coal effect fire, window to front, electric heater.

Kitchen (11' 00" Max x 9' 08") or (3.35m Max x 2.95m)

Fitted base and eye level cupboards with sink unit and mixer tap, plumbing for washing machine, cooker and fridge space, irregular shaped room, window to rear.

Bedroom 1 (12' 03" x 10' 09") or (3.73m x 3.28m)

Velux window, electric heater.

Bedroom 2 (13' 05" Max x 9' 00") or (4.09m Max x 2.74m)

Irregular shaped room, window to front, electric heater.

Shower Room (6' 06" x 6' 01") or (1.98m x 1.85m)

Modern 3 piece suite comprising shower cubicle, WC, wash hand basin, heated towel rail, window to rear.

Ground Floor Maisonette

Which is located at the rear of the property with direct access to rear car park area, benefits from electric heating and double glazed windows.

Kitchen/Diner (13' 08" x 10' 09") or (4.17m x 3.28m)

Fitted base cupboards with sink unit, cooker and fridge space, plumbing for washing machine, electric heater, stairs to first floor.

Shower Room (10' 03" x 3' 09") or (3.12m x 1.14m)

Modern suite comprising shower cubicle, WC, wash hand basin.

First floor Bedroom/Living Area (14' 04" x 9' 09") or (4.37m x 2.97m)

Double aspect windows, electric heater.

Outside

The property benefits from a large walled in rear yard area (0.061 acre) providing excellent car parking for approx 6/7 cars, for the flats and salon with good access from side lane. Outside WC and small patio area. Rear steps leading up to both first and second floor flats.

Services

Mains electricity, mains water, mains drainage. All flats have own independent services.

Tenure

Freehold

Council Tax

A

Directions

From Carmarthen proceed on the main A484 Llanelli road and continue on for approx 15 miles until arriving at Burry Port. Take a right turning down Stepney Road (opposite the chapel on left) and continue down to the bottom and take a right turning where the property will be found further along on the left.

