

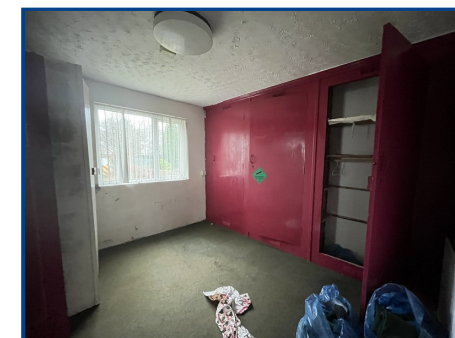
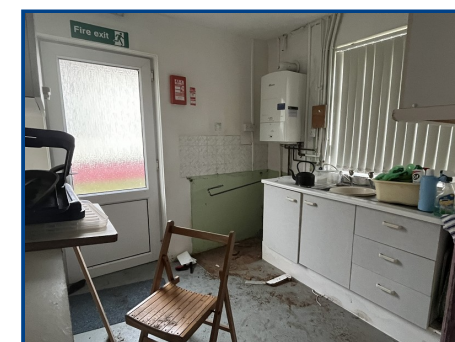


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

Former St Johns Community Hall
Dynevor Avenue
Llandeilo
Carmarthenshire.

Price **£85,000**



- Convenient Town Location
- Generous Internal Space
- Enclosed Front Forecourt and Rear Garden
- Subject To Planning: this would be an ideal office/ work studio.
- EPC: D97

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

Important notice

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Professional Services

Our 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

General Description

A single story building previously used by St Johns Ambulance as a community space. The building comprises of a hall, WC, kitchen and office. There is a garden to the rear and potential for off road parking.

EPC Rating: A97

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Dynevor Avenue, Llandeilo, Carmarthenshire.

Property Description

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Located in a primarily residential area of Llandeilo, and in close proximity to the town centre.

Main Hall (29' 11" x 15' 1") or (9.12m x 4.60m)

Double glazed doors into main room. With six double glazed windows, four radiators. Access to roof space. Fluorescent strip lights.

Inner Hall

With three storage cupboards, and one double door cupboard. Double glazed window. Radiator.

Kitchen (8' 5" x 7' 10") or (2.57m x 2.39m)

With wall, base and draw units, stainless steel sink. Breakfast bar. Worcester boiler. Double glazed door to side of the property. Radiator.

W.C. (7' 10" x 3' 1") or (2.40m x 0.94m)

With low level WC and wash hand basin. Double glazed window. Radiator.

External

The property benefits from a front paved forecourt with a concrete pathway, convenient side pedestrian access, and a rear lawned garden area.

Local Authority

Carmarthenshire County Council, 3 Spilman St, Carmarthen. Tel: 01267 234567

Dynevor Avenue, Llandeilo, Carmarthenshire.

Viewing Arrangements

By appointment with Agent Only.

Broadband and Mobile phone

The broadband and mobile signal is superfast in this location.

Agents Note

There is a covenant as follows: not to erect any building other than a hall and outbuildings for the use of Girl Guides and Red Cross.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Directions

From our office continue down Rhosmaen Street and turn left into New Road. Continue up New Road and turn right into Greenfield Place. Continue to the top of the road where the building will be found on the left hand side.

