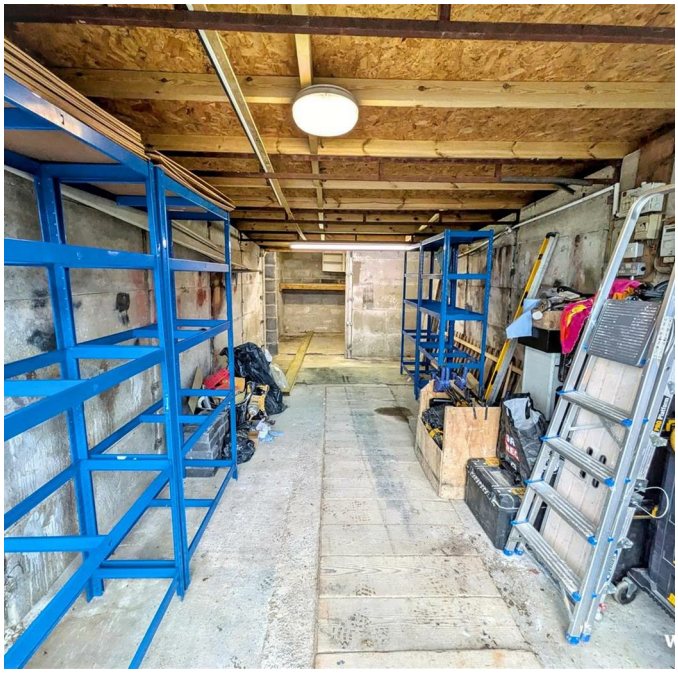
0345 094 3004
www.westwalesproperties.co.uk





Garage At Bron Y Dre, Carmarthen, SA31 2DU

West Wales Properties are pleased to present this detached garage with workshop extension, offered chain free and located in a convenient town setting. Providing approximately 27 sq m (296 sq ft) of internal space, it is far more than a standard garage. The main garage measures approximately 3.05m x 6.19m (10'0" x 20'4") and is accessed through an electric roller door set within a smart white cladded surround, with a drainage channel at the threshold. Power and lighting are connected throughout, making it ideal for vehicle storage, a workspace or both. To the rear, a workshop extension measuring approximately 3.07m x 2.64m (10'1" x 8'8") offers a fantastic space for hobbyists and tradesmen alike, complete with a built-in timber workbench, wall-mounted storage units, its own lighting and a separate side access door. Whether you are looking for secure storage, a place to work on your projects or a low-maintenance investment, this versatile property is well worth viewing. All measurements are approximate. Contact West Wales Properties today to arrange an appointment.

- GARAGE
- WORKSHOP EXTENSTION
- POWER & LIGHTS
- ELECTRIC DOOR
- TOWN LOCATION
- DETACHED
- CHAIN FREE



£17,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Property Ombudsman
The Agent that goes the Extra Mile
NAEA





GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band: Exempt
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/10/26 DRAFT

Starting from Dark Gate in Carmarthen, head towards Heol Y Felin/Mill Street and continue onto Lammas Street. Turn left onto Morfa Lane (B4312), then take the first exit at the roundabout onto the A4242. Turn right onto the A484, then take the second exit at the next roundabout onto Pensarn Road. At the following roundabout, turn left onto Rhiw Babell, then turn left onto Rhos Las and left again onto Bron-Y-Dre. Turn right to remain on Bron-Y-Dre, and the property will be

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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