



Amman Road, Lower Brynamman, Ammanford, SA18 1SW

Offers In Region Of £199,950



Calow Evans
Estate Agents

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Amman Road, Lower Brynamman, Ammanford,
SA18 1SW

**A SUBSTANTIAL FORMER INDUSTRIAL CLUB WITH ACCOMMODATION
ABOVE, PARKING AND HUGE POTENTIAL.**

An exciting opportunity to acquire a substantial former industrial club premises offering an impressive amount of accommodation together with a private car park to the rear. The property provides generous and versatile space arranged over multiple levels including the former club/entertainment areas and accommodation above. With its size, layout and prominent nature the property offers considerable potential for a variety of alternative uses, subject to any necessary planning consents. Whether considered for continued commercial use, community or leisure purpose, workspace, conversion or an alternative scheme, this is a property that offers scope, flexibility and significant potential for the right buyer. Externally the property benefits from a sizeable car park adding further appeal and practicality.



Entrance Vestibule:

Entrance Hall:

Entertainment Room;
12.9m x 10.44m (42'4" x 31'0"/34'3")

Double glazed windows to front and rear,
three radiators, bar area.





Backstage Room:

2.87m x 2.57m (9'5" x 8'5")

Stairs leading to stage, double glazed window, radiator, exit door.

Cloakroom:

Double glazed window to rear, WC, wash hand basin.

Gents W.C:

Bar/Lounge:

12.98m x 4.95m (42'7" x 16'3")

Double glazed window to front, bar area, boiler room housing oil boiler, storage room.

Ladies W.C:

Double glazed window to front, two WC's, wash hand basin, radiator.

Games Room:

6.83m x 6.05m (22'5"/20'7" x 19'10")

Double glazed window to rear, two radiators, door to smoking area.

Rear Lobby:

Double glazed window to rear, stairs to lower ground floor.

First Floor Accommodation:

Landing:

Exit door to staircase, radiators.



Lounge:

4.29m x 4.22m (14'1" x 13'10")

Two double glazed windows, radiator, exit door.

Kitchen:

2.57m x 2.11m (8'5" x 6'11")

Double glazed window, fitted with wall and base units, single bowl sink unit and draining board, electric hob and oven with extractor hood over, part tiled walls.

Shower Room:

Double glazed window, WC, wash hand basin, shower enclosure.

Bedroom One:

4.27m x 3.02m (14'0" x 8'3"/9'11")

Double glazed window, radiator.

Bedroom Two:

4.83m x 3.17m (15'10" x 10'5")

Double glazed window, radiator.

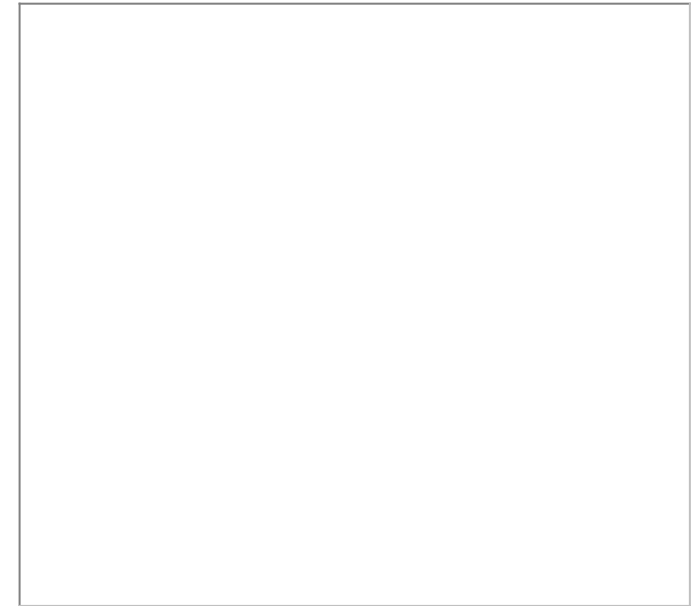
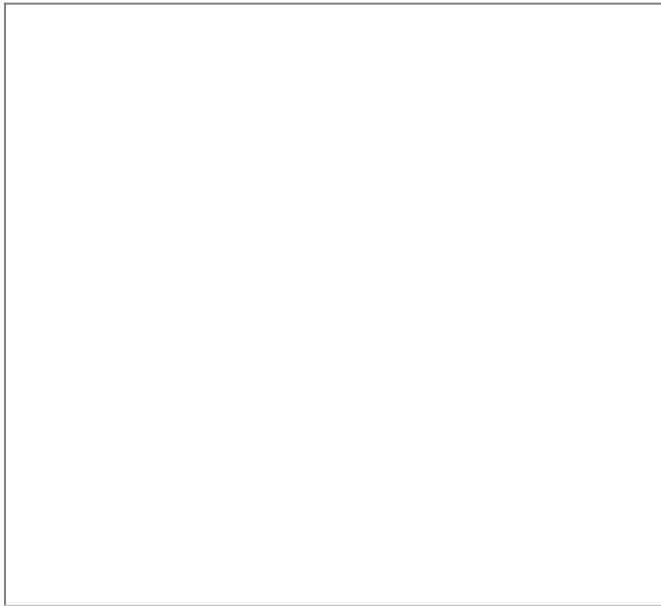
Bedroom Three:

3.2m x 1.91m (10'6" x 6'3")

Double glazed window, radiator.

Lower Ground Floor:**Storage Room One:****Storage Room Two:**

5.28m x 3.68m (17'4" x 12'1")



**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

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