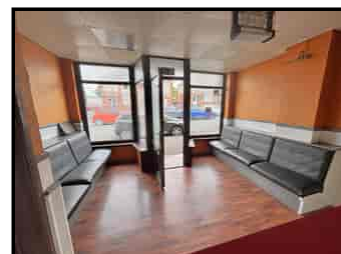


Large Mixed Use Commercial Property in Large Rural Village Location. Formerly A Takeaway With First Floor Flat/ Accommodation. Large Storage Unit (Former Bakery) To Rear and Large Garden Area.



26 Heol Llanelli, Trimsaran, Kidwelly, Carmarthenshire. SA17 4AA.

£160,000

R/4836/NT

Formerly Spicehut takeaway. A large mixed use commercial / residential unit within the popular village of Trimsaran. Ground floor having a takeaway area with kitchen and counter area. 2 large preparation rooms with rear entrance to yard area. Separate side entrance door to first floor flat with kitchen, bathroom and 1 bedroom. There is a large store shed to rear (former bakery) and also a large garden area beyond. Useful property offering much potential is a must view.

Trimsaran village has shops, junior school and conveniently situated for Kidwelly, Llanelli and Carmarthen.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

Location

Situated within the popular and large village of Trimsaran. Former mining village with a good population, some shops are located within the village. The village has a vibrant community and also has junior school, leisure centre, community hall. Situated close to Ffoslas Horse Racing Course 1 mile. Other close by popular places include Kidwelly, Pembrey Country Park, with large sandy beach, Burry Port Harbour and 10 miles approx are the larger towns of Carmarthen and Llanelli.

Shop Floor Area

4.3m x 3.6m (14' 1" x 11' 10")

Serving counter and window area.



Kitchen Area

4.1m x 3.1m (13' 5" x 10' 2")

Rear of main counter, understairs recess with stainless steel sink unit. Could be brought in to include with the front area and utilised as covers area for seating etc.



Store / Preparation Area

2.6m x 4.2m (8' 6" x 13' 9")

Base units with worktops over.



Preparation Area

2.5m x 4.5m (8' 2" x 14' 9")

Double sink unit with double drainer. Window to side and rear.



Rear Reception Area

WC and wash hand basin off and rear door.

Flat

Separate front door access.

Entrance Hallway

Door to front reception area and staircase.

Half Landing and Landing

Loft Access and doors to

Living Room

5.36m x 3.63m (17' 7" x 11' 11")

2 x Double glazed windows to front.



Bedroom

3.28m x 3.38m (10' 9" x 11' 1")

Window to rear.



Kitchen / Breakfast Room

2.69m x 2.9m (8' 10" x 9' 6")

Base Unit. Stainless steel sink unit with single drainer. 2 x windows to side one double glazed. Door to



Bathroom

2.6m x 1.6m (8' 6" x 5' 3")

Boiler store cupboard. Shower cubicle, WC and pedestal wash hand basin.



Externally

Door to cellar area.

Former Bakery Shed

Situated to the rear of the property. Side joint access with neighbouring property.

Store Room

2.8m x 3.7m (9' 2" x 12' 2")



Bakery

3.6m x 12.2m (11' 10" x 40' 0")



Store Area

2.8m x 1.5m (9' 2" x 4' 11")

Store

2.65m x 5.68m (8' 8" x 18' 8")

Store

2.68m x 2.95m (8' 10" x 9' 8")

Rear Garden

Large area to the rear of the outbuilding.



Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and gas heating.

The flat part of the property is pay as you go key electricity and commercial part of the property has a meter for electricity and gas.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: A.

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations.

Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: None.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

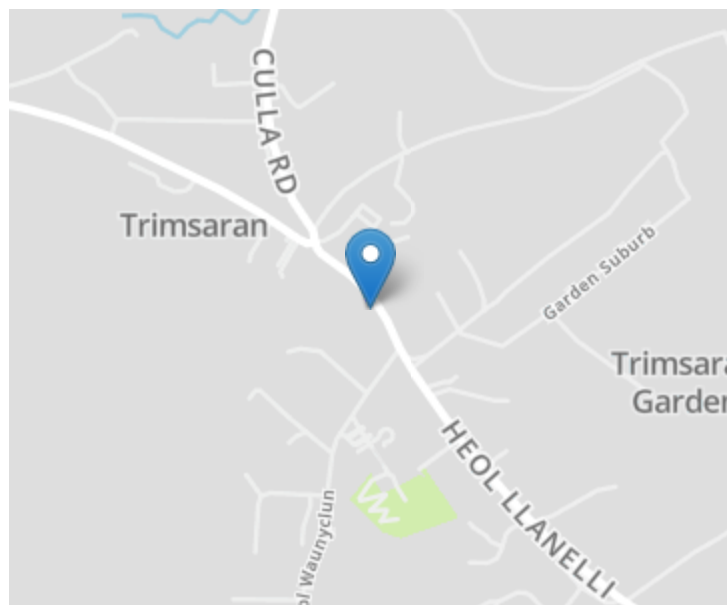
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Directions : From Carmarthen take the A 484 South towards Llanelli and Pembrey Country Park. Travel through Cwmffrwd, Idole, Llandyfaelog, and onto Kidwelly. At the main roundabout take the second junction off and carry on the By Pass. Take the 2nd turning left towards Trimsaran. Continue on this road enter the village and at the mini roundabout take the 3rd junction off towards Llanelli. Carry on for a hundred yards and the property will be found on the right hand side.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

63 This is how energy efficient the building is

For further information or to arrange a viewing on this property please contact :

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk
www.morgananddavies.co.uk



Regulated by

RICS