



8 Mansel Street, Carmarthen SA31 1PX

£175,000 For Sale

Property Features

- Grade II listed double fronted office building
- Off road parking for 3-4 vehicles
- Town Centre Location
- Kitchen and Bathroom Facilities
- Practical and Spacious Layout
- For sale with Vacant Possession

Property Summary

Situated on Mansel Street in the busy town of Carmarthen, this impressive two-storey, double-fronted office premises presents an exceptional opportunity for those seeking a commercial space with an excellent central location. The property boasts up to 7 office rooms, as well as off-road parking area for 3-4 vehicles. The interior is well-presented, with a light airy feel, owing to large windows and high ceilings. Additionally, the property is equipped with a fitted kitchen and WC facilities, making it practical for day-to-day operations.



Full Details

GROUND FLOOR

Front Lobby

1.06m x 1.13m (3' 6" x 3' 8")
Meter Consumer Unit.
Door to Reception area/Office.
Door to Entrance Hall.

Entrance Hall

2.02m x 1.04m (6' 8" x 3' 5")
Carpet tile flooring, radiator, understairs cupboard with boiler housing, alarm system unit.
Door to rear outside courtyard.



Front reception area

3.33m x 3.76m (10' 11" x 12' 4")
Carpet tile flooring, window to front, radiator, telephone point.
Open plan through to rear office.

Rear Office 1

3.24m x 3.95m (10' 8" x 13' 0")
Carpet tile flooring, window to rear, radiator, telephone point.

Rear Office 2

2.97m x 3.29m (9' 9" x 10' 10")
Keypad door, Carpet tile flooring, Window to rear, radiator, fixed worktop workstation, telephone point.

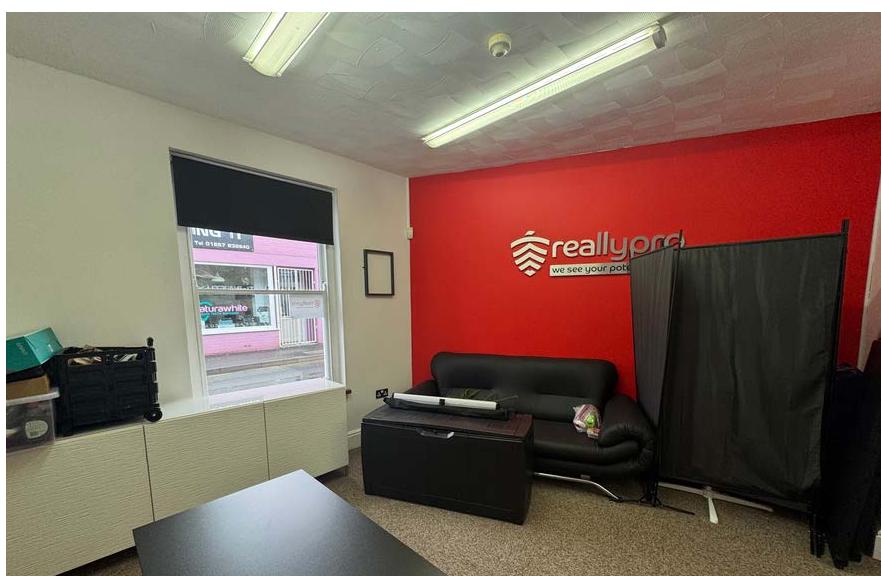
Front Office

3.71m x 3.47m (12' 2" x 11' 5")
Keypad door, carpet tile flooring, window to front, radiator, telephone point.
Access to gas meter.

FIRST FLOOR

Landing Area

Carpet stairs and landing area, window to rear.





Rear Office

2.95m x 3.3m (9' 8" x 10' 10")

Laminate flooring, window to rear, radiator, telephone point, loft hatch.

Front Office/Meeting Room

3.54m x 4.88m (11' 7" x 16' 0")

Carpet tile flooring, two windows to the front, radiator, telephone point, network housing unit.

Front Office

3.67m x 3.35m (12' 0" x 11' 0")

Carpet tile flooring, window to front, radiator, telephone point.



Kitchen

3.3m x 2.45m (10' 10" x 8' 0")

Grey gloss fitted base units with white counter tops. Integrated oven, sink, space for under counter fridge.

Laminate flooring, window to rear, radiator.

Bathroom

1.48m x 2.23m (4' 10" x 7' 4")

WC, wash hand basing, shower, extractor fan. Window to rear, radiator.

EXTERNALLY



Rear Courtyard

Walled courtyard with slate chippings, ramp access to rear door and car parking area.

Outside WC

0.86m x 1.25m (2' 10" x 4' 1")

WC, wash hand basin, tiled floor and walls, lighting.

Side parking

Parking for 3-4 vehicles to the side with lockable gate.



FURTHER INFORMATION

Tenure

We are advised that the property is held on a freehold basis with vacant possession on completion.

Services

We are advised that the property is connected to all mains services. These services have not been tested.

Energy Performance Certificate

EPC Rating C

Rateable Value

We are advised that the rateable value is £9900
The amount payable for 2024/2025 stands at £3658.18

Postcode / What 3 Words

SA31 1PX
remind.reason.horns

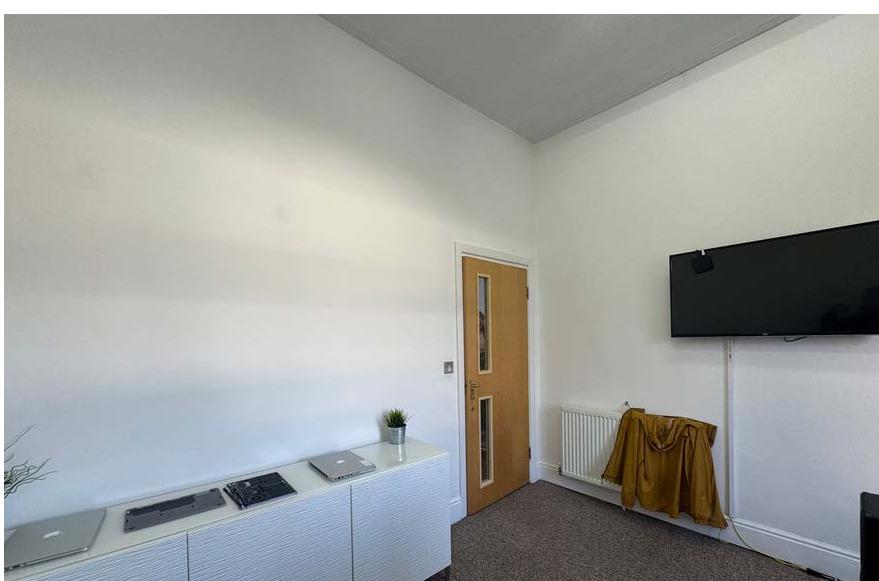
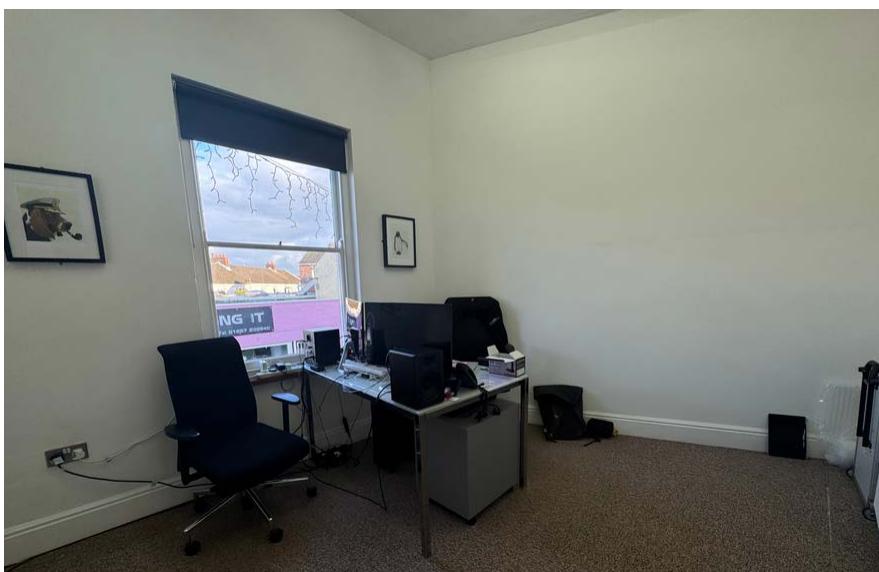
Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners.

Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen SA31 1LQ.

Tel: 01267 612021

Email: property@reesrichards.co.uk





Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

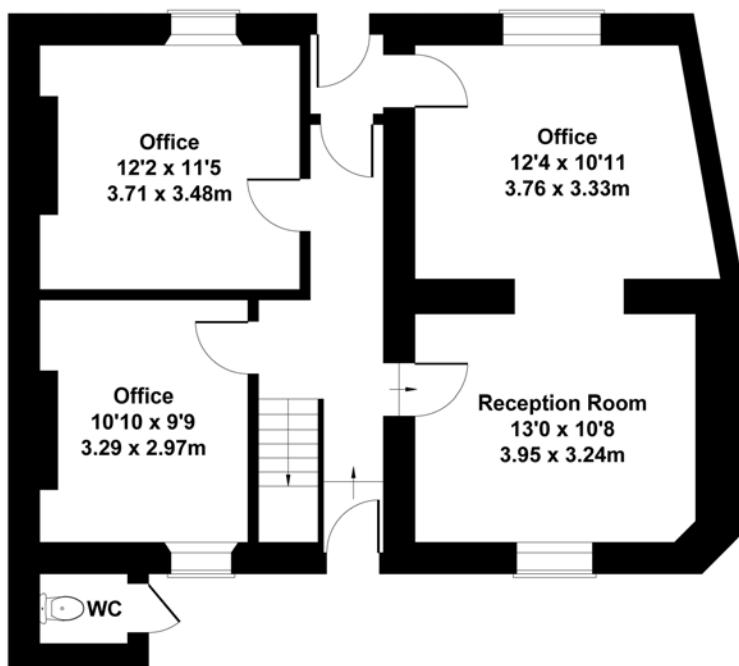
Net zero CO₂ emissions

52 This is how energy efficient the building is

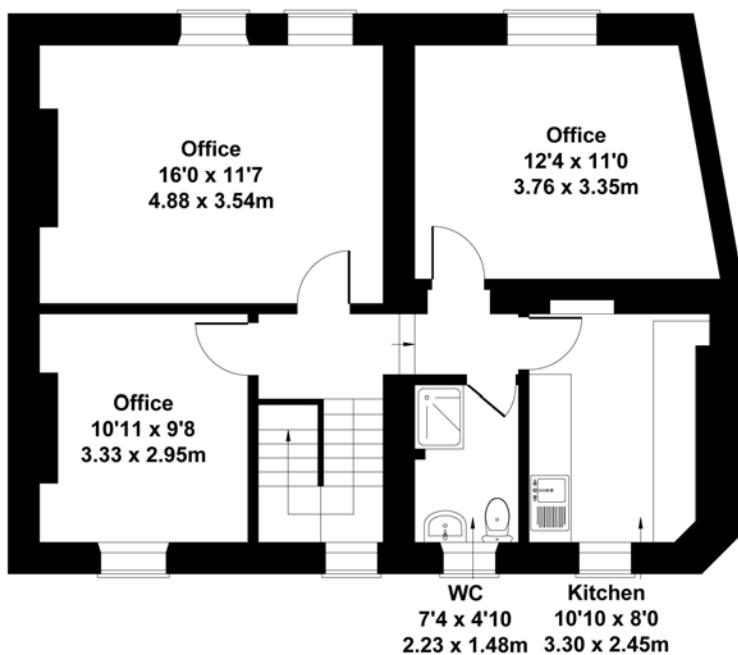
Less energy efficient



Approximate Gross Internal Area
1453 sq ft - 135 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.