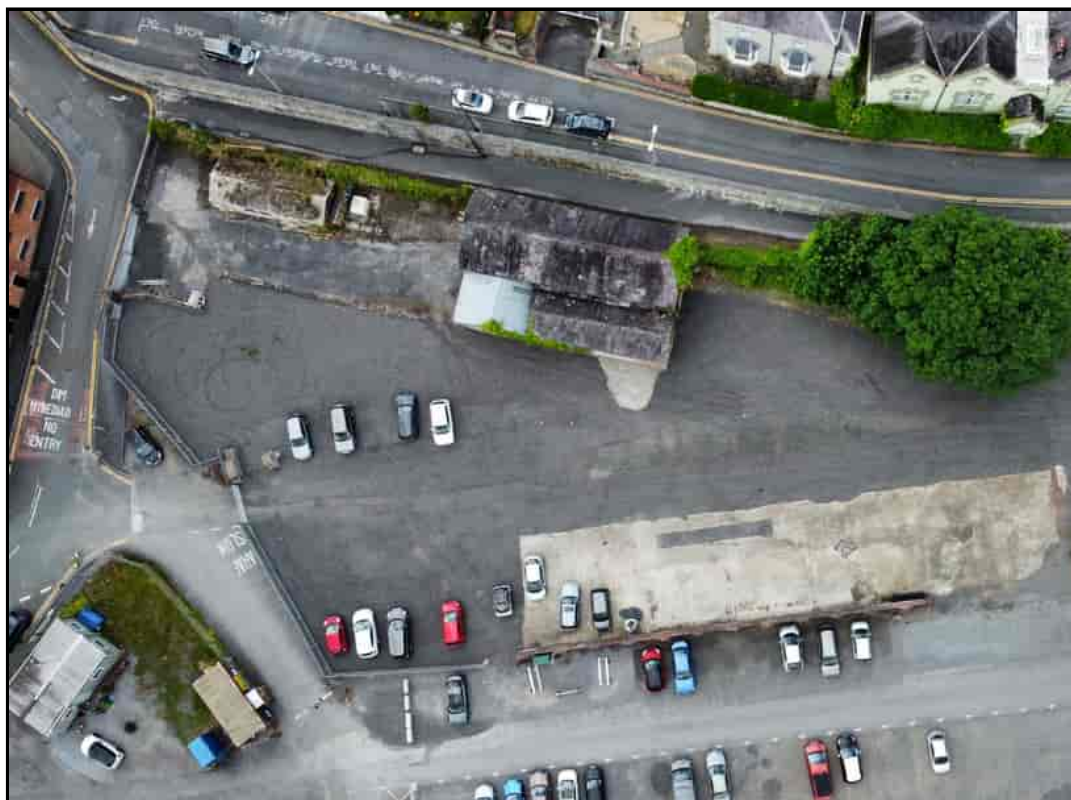


Site on the edge of town centre. Close to other retail units and private car park area. Further extension to the yard area available under separate negotiation.



The Garage Old Station Yard, Old Station Road, Carmarthen. SA31 1JN.

£160,000

C/2321/NT

*** Yard Area on the edge of Carmarthen Town center. *** Close to other retail units, offices and next to a private car park. Formerly a garage and previously used as an office.*** The area lends itself suitable for various uses which may include residential subject to planning consent. Ideal for car sales or agricultural base. *** Further area available under separate negotiation. ***

Carmarthen Town offers excellent facilities with national and traditional retailers, cinema, Lyric Theater, schools, leisure center, bus and rail station. The main center for the area of Carmarthenshire with the A 40 and A 48 dual carriageway connecting to the M4 (15 Miles) giving good access.



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

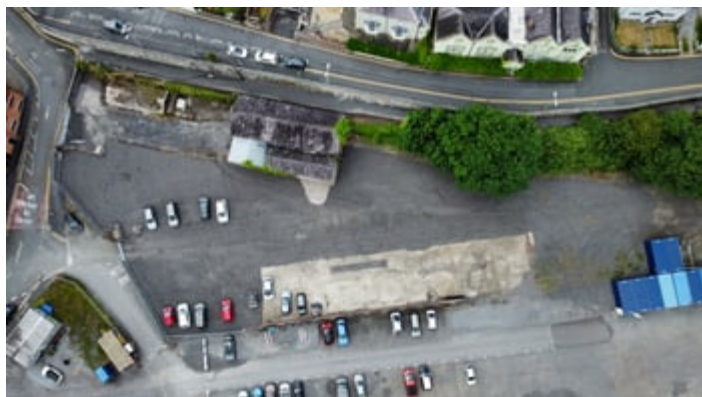


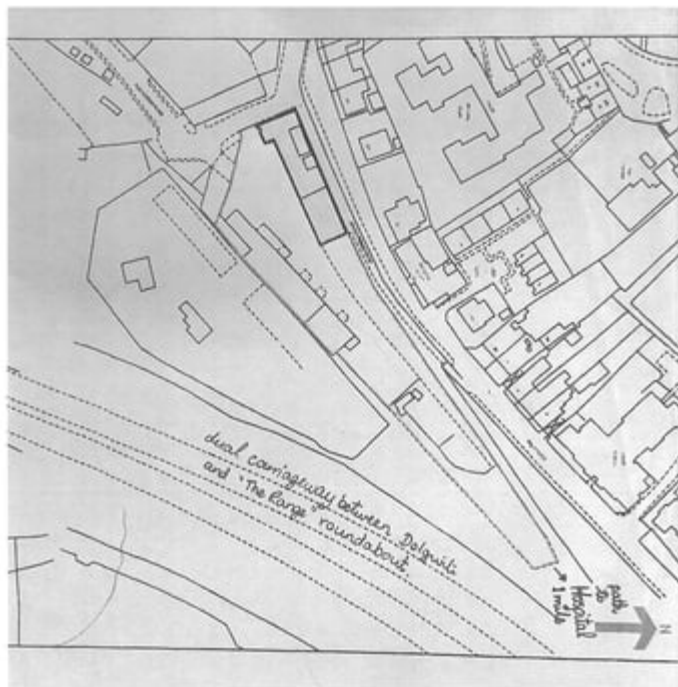
CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

Agents Comments

Situated at the end of Old Station Road in Carmarthen Town a level site partly enclosed and fronting onto and access off Old Station Road. Nearby is John Morgan Auto Parts, Tyre Center, office block and car test center and car park area. Level walk to town center and train station.

Previously used as a garage and ideally suited for car displays or similar subject to planning. Plans have been done for 9 x 2 bedroom flats but not submitted. Also a bat survey has been prepared for the property and is available to view.





Area

The area being sold is 0.27 of an acre. The additional area under separate negotiation brings a total of 1.22 Acre.

Tenure

We are informed the property is freehold.

Services

Prospective buyers must make their own enquiries as to the cost of connecting services before making an offer.

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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.



MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

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

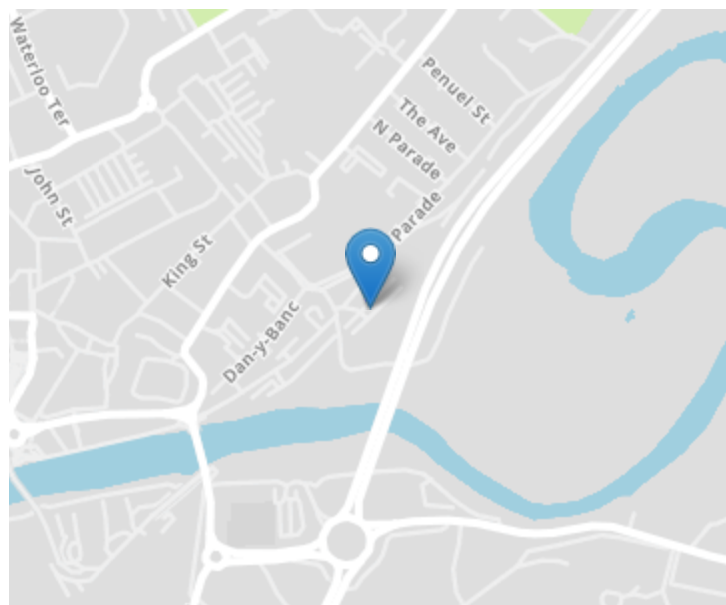
Is the property listed? No

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

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

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

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11 Lammas St
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