



Cadet Hut, Heol Y Pentre, Ponthenri, Carmarthenshire SA15 5NS

£60,000 For Sale

Property Features

- Former Cadet Hut
- Approx. 1,000 sq.ft. Internal Accommodation
- 290 sq. m. Site Area
- Suitable for a range of uses (s.t.p.c)
- Secured gated access and boundaries
- Popular village location

Property Summary

An opportunity to acquire a Former Cadet Hut extending to approx. 1,000 sq.ft. internal accommodation set within a secured site area of approx. 290 sq. m. suitable for a range of uses subject to the necessary planning consents, set in the popular village of Ponthenri near Pontyates.



Full Details

Accommodation

Internal Hall

Store Cupboard

Office 1

2.18m x 2.41m (7' 2" x 7' 11"). Window to side.

Office 2

2.65m x 2.75m (8' 8" x 9' 0") Window to side.

Male Toilets

WC. Wash hand basin. Window to side.

Female Toilets

WC. Wash hand basin. Window to side.

Kitchenette

1.48m x 2.13m (4' 10" x 7' 0")

Base and wall units. Stainless steel sink. Serving hatch into Main Room. Window to side.

Main Room

8.21m x 5.50m (26' 11" x 18' 1"). Window to both sides.

Rear Room 1

2.68m x 4.66m (8' 10" x 15' 3"). Window to side.

Rear Room 2

2.78m x 4.70m (9' 1" x 15' 5"). Fire Exit door to side. Window to side.

Externally

The property benefits from off-road parking for one vehicle to the fore, accessed via a wide secure gate, along with an adjoining secure pedestrian gate. To the rear there is an enclosed concrete/hardstanding area. The whole property is contained within a secured palisade fencing boundary on all elevations, of which extends to approx. 0.07 acres (289.26 sq. m.) in total.



Services

We are advised that the property benefits from mains water, mains electricity and mains drainage,

No investigation has been carried out with the statutory undertakers and no services have been tested.

Planning

All planning related enquiries, please contact Carmarthenshire County Council Planning Department.

Rateable Value

We understand that the property benefits from a rateable value of £3,000 per annum according to the Valuation Office.

Tenure

We are advised the property is held on a Freehold basis, being unregistered, with vacant possession upon completion of the sale.

Energy Performance Certificate

EPC Rating G (168).

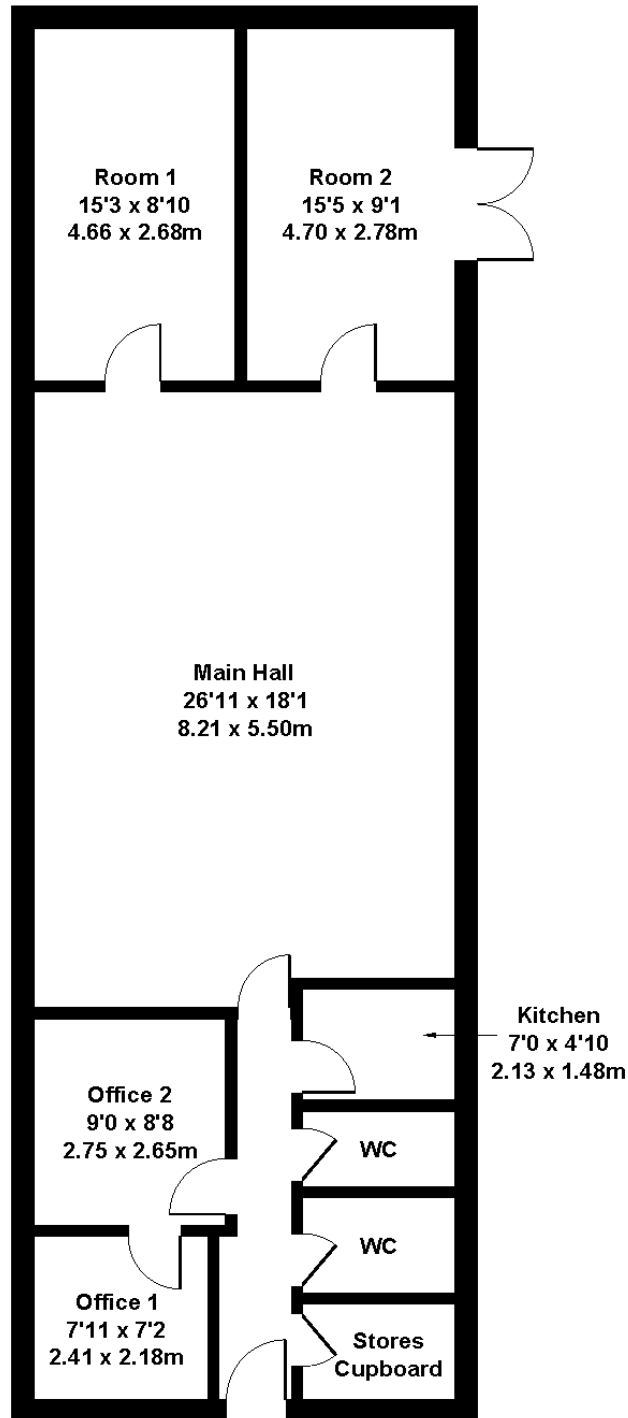
Viewing

Strictly by appointment with sole Selling Agents.
Rees Richards & Partners
12 Spilman Street
Carmarthen
SA31 1LQ

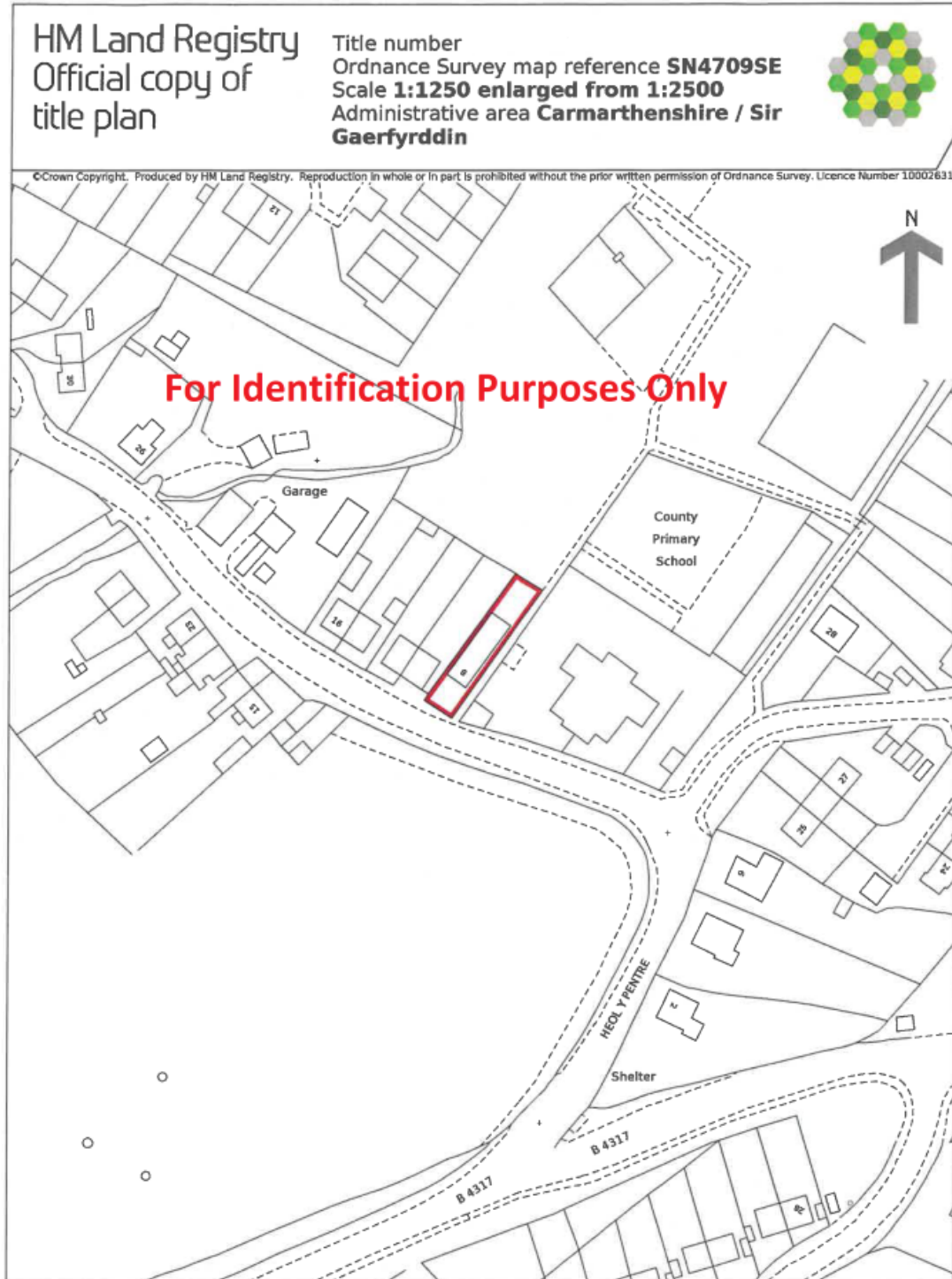
Tel: 01267 612021

Email: property@reesrichards.co.uk

Cadet Hut, Heol Y Pentre, Ponthenri, Llanelli SA15 5NS



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