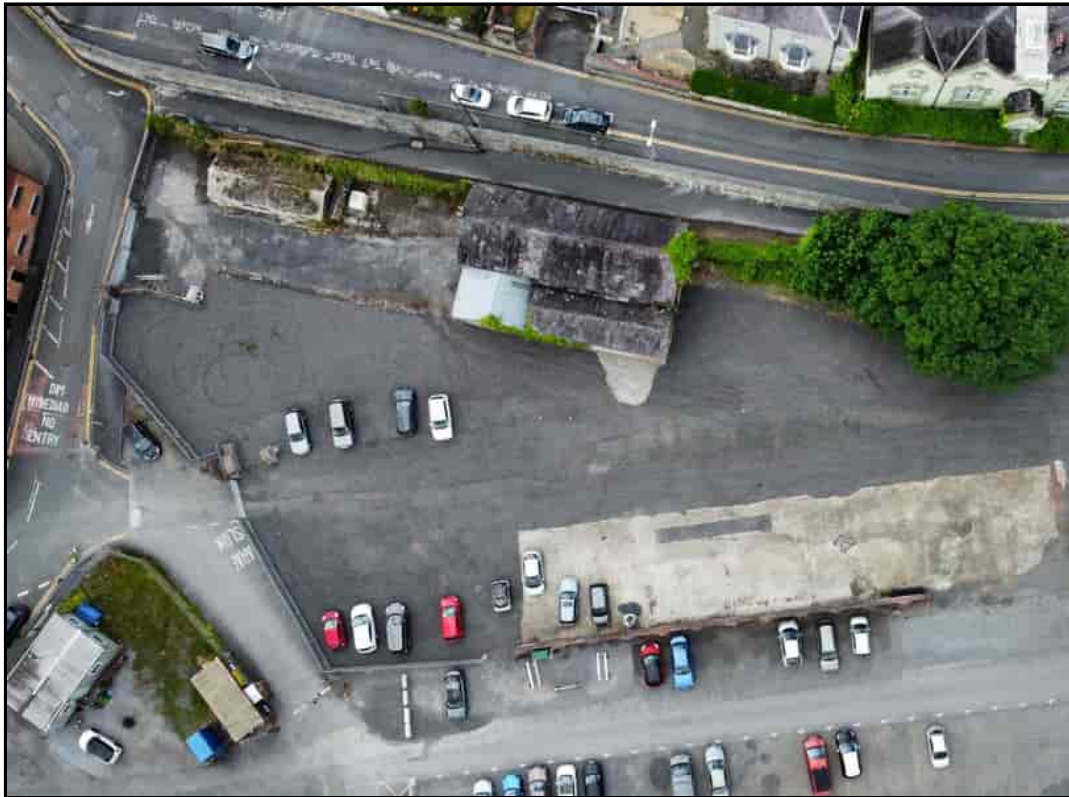


*Site on the edge of town centre. Close to other retail units and private car park area. Further extension to the yard area available under separate negotiation.*



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

**£200,000**

**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

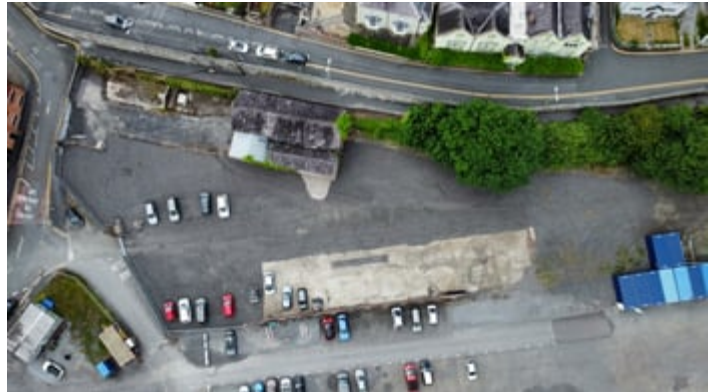


**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## 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.



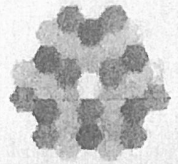
### **Money Laundering Regulations**

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.

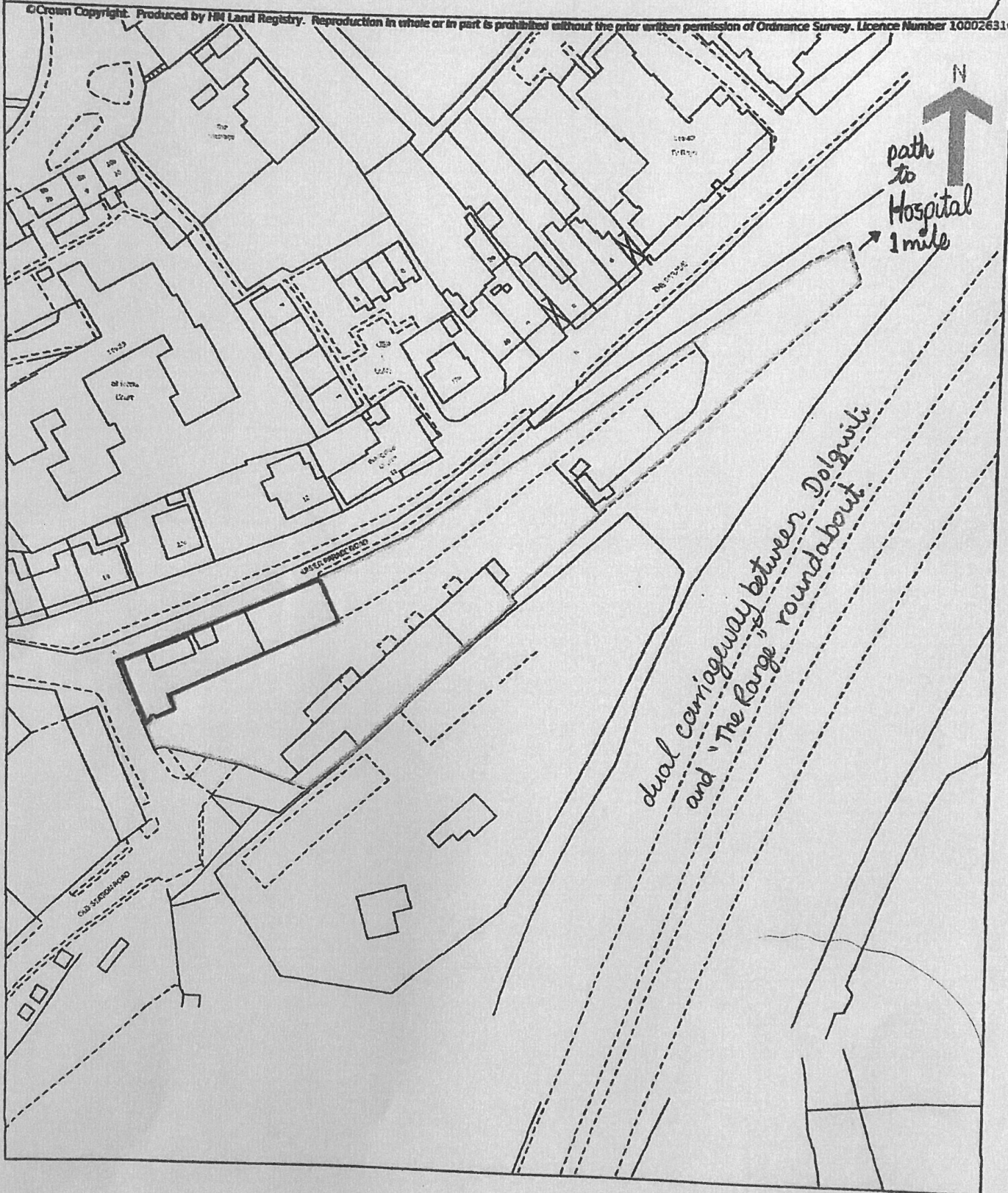


HM Land Registry  
Official copy of  
title plan

Title number **CYM141715**  
Ordnance Survey map reference **SN4120SE**  
Scale **1:1250**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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## Directions

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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 :

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444

E: [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



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