

Township Central Location. Prominent Mixed Use Commercial/ Residential Property. Within the Town Centre & Close to Similar Properties. Newsagents but Suitable for Similar Uses. (STP). 2 Bedrooms, Lounge &

Kitchen



14 Bridge Street, Kidwelly, Carmarthenshire. SA17 4UU.

£200,000

R/5013/NT

Situated in the charming township of Kidwelly. Within walking distance of a lovely castle walk, mainline train station, Quay area and close to other traditional shopping facilities that the town offers.

Large shop to front with good display window, store room and office. Separate side entrance and garden area to rear. First floor 2 bedroom accommodation with living room, kitchen and bathroom.

The property is an excellent proposition to any portfolio or for the individual wanting to open a business within this picturesque thriving town. A great locality with good local amenities. The ancient town of Kidwelly has an excellent mix of town and picturesque countryside views. Situated between the two main towns of Carmarthen and Llanelli. 2 miles from Pembrey Country Park.



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CARMARTHEN
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Location

Norman 12th century castle is a short walk away, eateries and traditional shops. Level walk to mainline train station, junior school and other great local amenities. 2 Miles to Pembrey Country park with beach, dry ski slope, enclosed cycle track and woodland walks. Ffoslas horse racing course is 4 miles approx. The larger towns of Carmarthen and Llanelli are 12 and 8 miles approx.

Shop

11.4m x 3.64/ 4.95m (37' 5" x 16' 3")

Two shop windows fronting to Bridge Street, the main street through Kidwelly. Shop and counter area. (Shelves, fixtures and fittings available under separate negotiation). Door to



Store Room

3.35m x 3.83m (11' 0" x 12' 7")

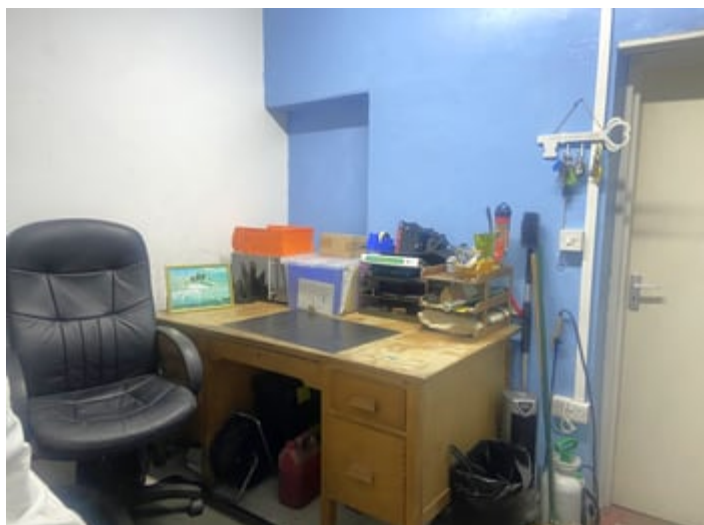
Gas boiler which runs the hot water and central heating system. Door to



Office

2.74/ 4.04m x 3.33m (9' 0" x 10' 11")

Double glazed window to side. Plumbing for washing machine.



Cloakroom

WC and wash hand basin. Double glazed window to rear.



Side Passageway

First floor access and side door.

Landing

Doors to

Bedroom 1

4.63m x 3.64m (15' 2" x 11' 11")

Double glazed window to rear. Radiator.



Bedroom 2

3.34m x 2.06m (10' 11" x 6' 9")

Double glazed window to rear.



Bathroom

2.17m x 2.43m (7' 1" x 8' 0")

Double glazed window to side. WC, Panelled bath, and wash hand basin. Airing cupboard with radiator. Towel ladder radiator.



Kitchen

5.45m x 2.19m (17' 11" x 7' 2")

Range of base units with worktops over and matching wall units. Sink unit with single drainer. Oven and grill. 4 Ring halogen hob. Stainless steel extractor hood over. Space for fridge and double glazed window to front.



Living Room

3.31m x 3.06m (10' 10" x 10' 0")

2 x Double glazed windows to front. Contemporary radiator, Feature fireplace with wood surround and marble hearth with feature fire inset.



Garden

Situated to the rear and enclosed with glasshouse.



Services

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

Tenure and Possession

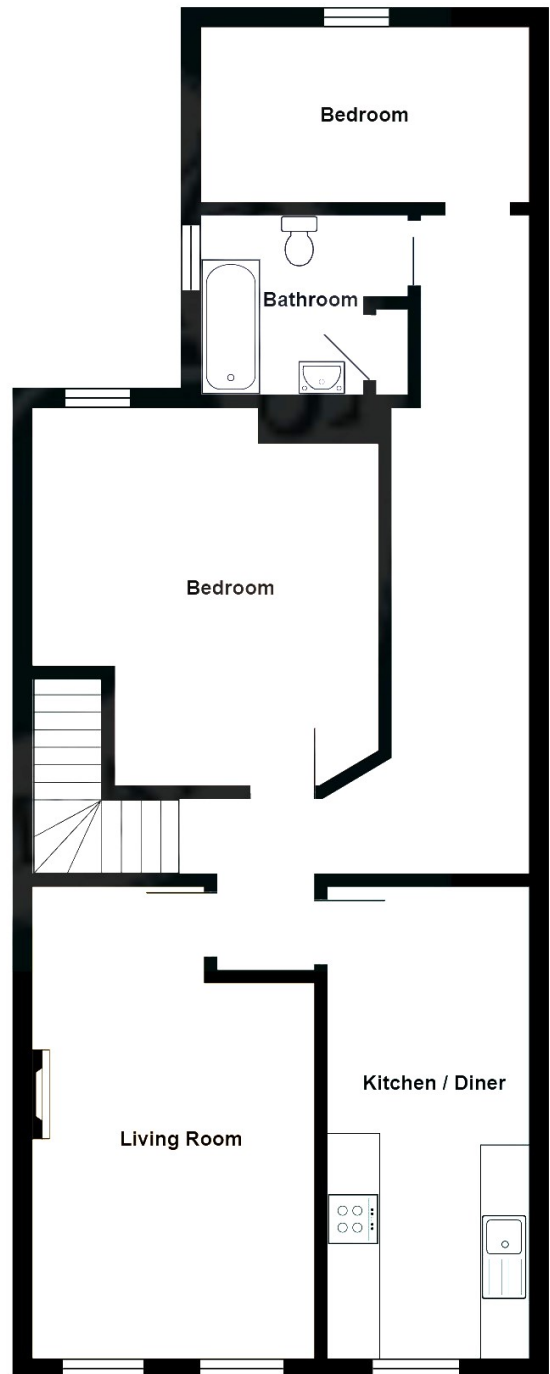
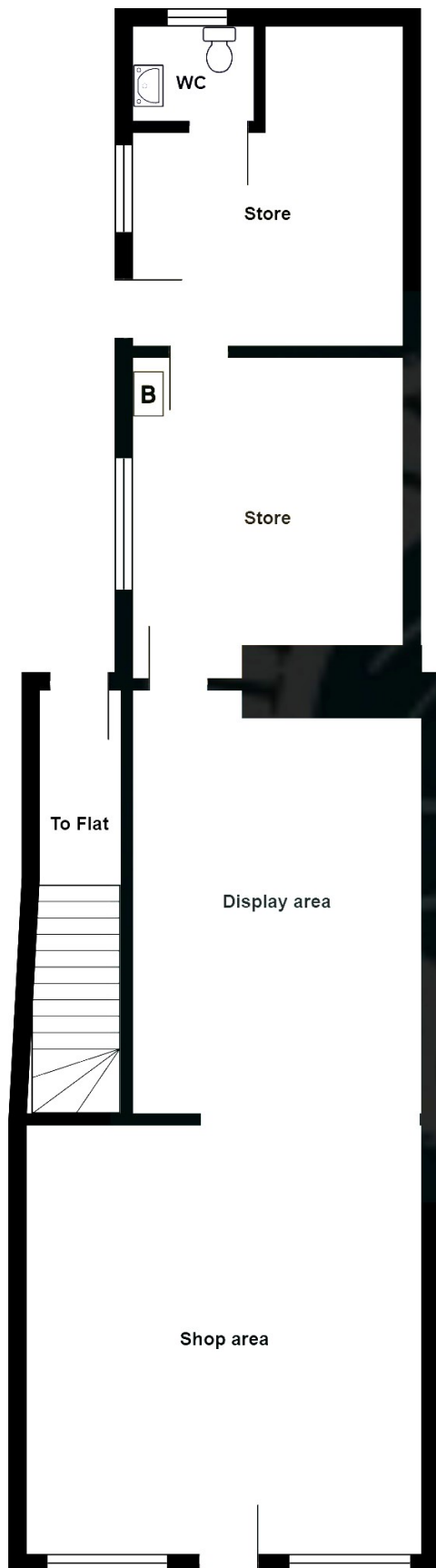
We are informed the property is of Freehold Tenure and will be vacant on completion.

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 and Llandyfaelog. At Kidwelly take the second junction off the roundabout and continue into Kidwelly. Through Water Street and pass the old memorial on the right go over the bridge in Bridge Street and the property will be found on the right just before the rugby club.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

46 This is how energy efficient the building is

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

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

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