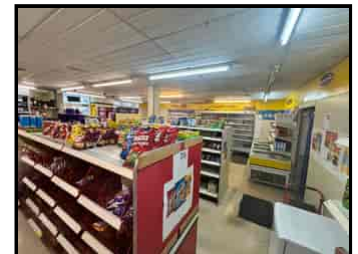


Mixed Use Property in the Centre of the village of Pencader. 2 Bedroom first floor flat, parking to rear and large shop area with store area to rear.



Pencader, Carmarthenshire. SA39 9HA.

£250,000

C/2319/NT

*** Large Shop area and frontage to a busy road and throughput of the village. Pencader Stores offers good Potential for other uses (STP). Offering a shop and display area within and storage area to rear with toilet and kitchenette. *** Parking to the rear and stairs leading to first floor living accommodation with 3 bedrooms and further loft room. ***

*** Pencader village offers good daily facilities, junior school etc. 9 Miles from the county and market town of Carmarthen 10 miles which offers good shopping facilities with national and traditional retailers, junior and secondary schools, Lyric Theater and cinema, Egin/S4C centre, university and Police headquarters, leisure centre and eateries. *** The University town of Lampeter is 12 miles approx. To the north and the Town of LLandysul is 5 miles with shops etc.*** The popular Ceredigion coastline is 15 miles approx with New Quay, Gwbert and Mwnt where watching the dolphins in the Bay can be enjoyed. ***



LAMPETER
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Ceredigion, SA46 0AS
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CARMARTHEN
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Carmarthenshire, SA31 3AD
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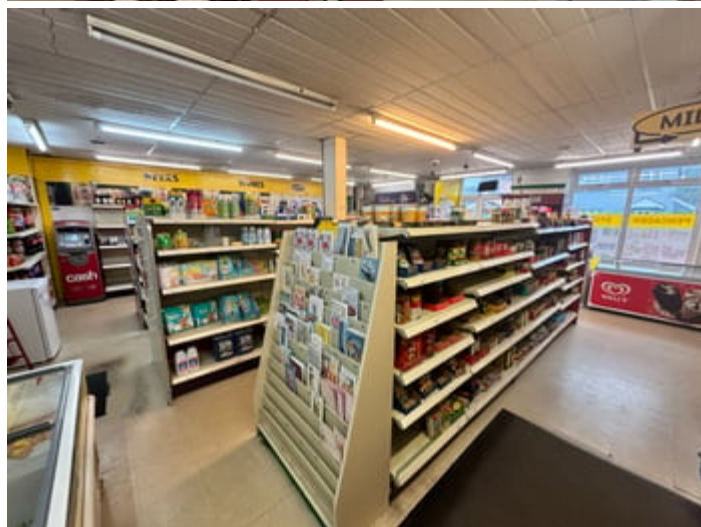
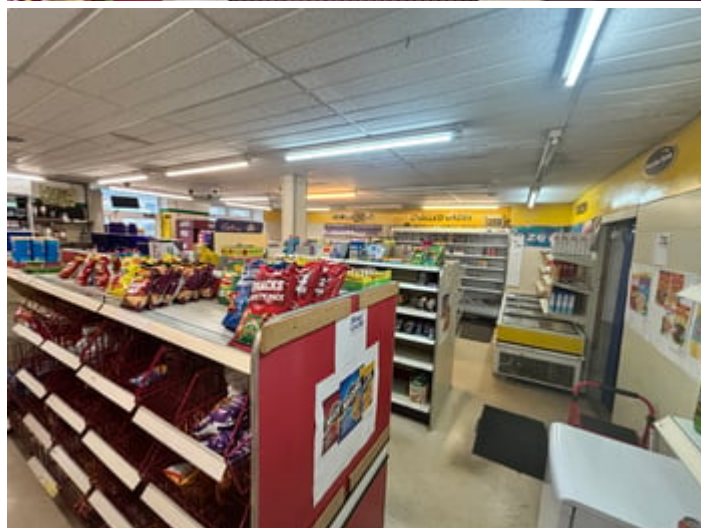
Location

The village offers good day to day facilities including junior school. The county and market town of Carmarthen is 10 miles approx. which offers good shopping facilities with national and traditional retailers, junior and secondary schools, Lyric Theater and cinema, Egin/S4C centre, university and Police headquarters, leisure centre and eateries. The University town of Lampeter is 12 miles approx. To the north and the Town of Llandysul is 5 miles with shops etc. The popular Ceredigion coastline is 15 miles approx with New Quay, Gwbert and Mwnt where watching the dolphins in the Bay can be enjoyed.

Shop Area

7.9m x 8.6m (25' 11" x 28' 3")

Till and counter area with window and displays internally (available separately).



Store

4.6m x 2.8m (15' 1" x 9' 2")

Kitchenet

2.29m x 1.14m (7' 6" x 3' 9")

Stainless steel sink with base unit. Separate wc and wash hand basin.

Store Room

2.29m x 1.4m (7' 6" x 4' 7")



First Floor Flat

Access via a rear steel steps to first floor.

Kitchen

3.7m x 3.8m (12' 2" x 12' 6")

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Window to rear. rear door (First Floor). Arch to



Dining Room

2.3m x 3.76m (7' 7" x 12' 4")

Window to rear and staircase



Shower Room

1.66m x 3.44m (5' 5" x 11' 3")

Shower cubicle, wc, wash hand basin and paneled bath. Opaque double glazed window rear. Electric wall heater.



Bedroom

4m x 2.60m (13' 1" x 8' 6")



Tenure and Possession

We are informed that the property is of freehold tenure.

Services

Mains water and electricity.

Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - A

Money Laundering Regulations

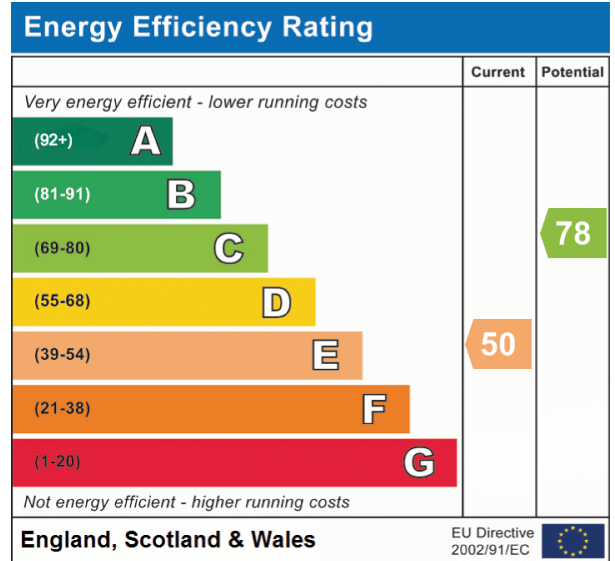
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

Directions

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@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 Page.



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

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11 Lammas St
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