

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- **IN NEED OF RENOVATION.**
- **FORMER MIXED USE PROPERTY.**
- **2 WC's. PARTIAL DOUBLE GLAZING.**
- **LARGE REAR GARDEN EXTENDING FOR A DEPTH OF APPROXIMATELY 100 FT. (30.4M).**
- **WALKING DISTANCE TOWN CENTRE.**
- **END OF TERRACE PREMISES.**
- **FORMER NEWSAGENTS WITH 3 BEDROOMED LIVING ACCOMODATION.**
- **INVESTMENT OPPORTUNITY WITH EXCELLENT SCOPE - S.T.P.**
- **WALKING DISTANCE GLANGWILI GENERAL HOSPITAL.**

**No 100 Priory Street
Carmarthen SA31 1NB**

£89,950 OIRO
FREEHOLD

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Ombudsman

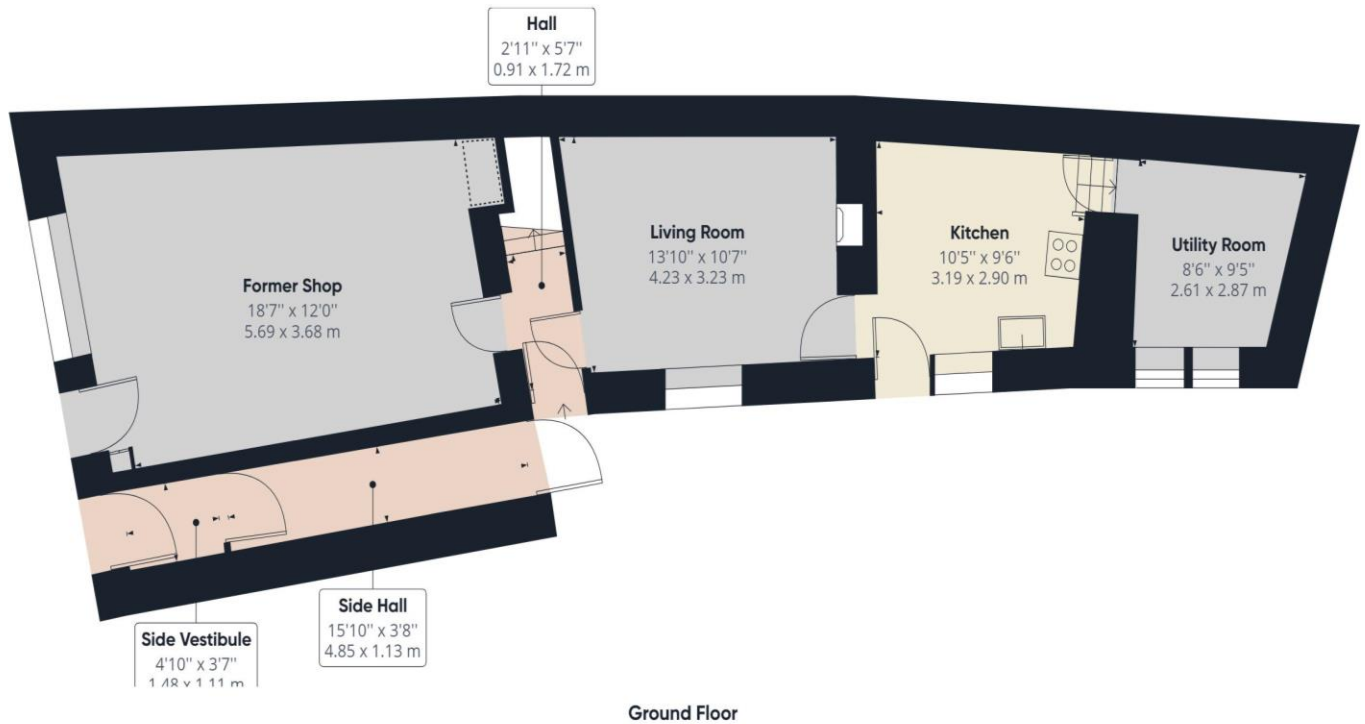
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A most conveniently situated **former MIXED USE END OF TERRACE** property comprising a former Newsagents/Shop with at Ground and First Floor levels **3 BEDROOMED LIVING ACCOMMODATION** that is in need of modernisation situated fronting one of the main thoroughfares within walking distance of **Glangwili General Hospital** and the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property being located within **close proximity** of 'Richmond Park' Primary School and Carmarthen Town Football Club.

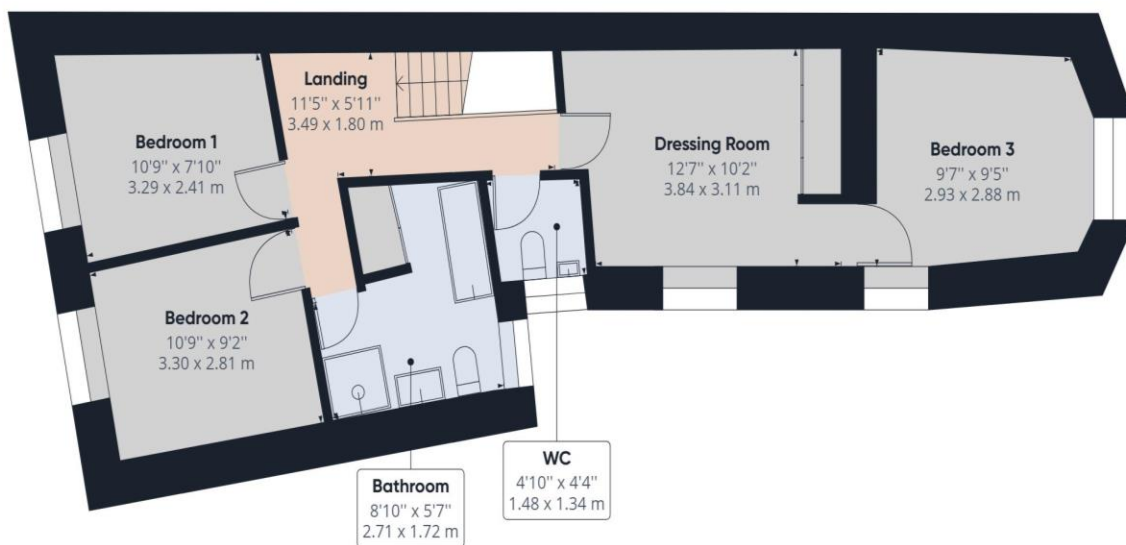
IN NEED OF RENOVATION. GAS CENTRAL HEATING - NOT TESTED.

PARTIAL DOUBLE GLAZING. 9' 2" (2.74m) CEILING HEIGHTS TO THE GROUND FLOOR.

EXCELLENT SCOPE SUBJECT TO THE NECESSARY CONSENTS BEING OBTAINED.



Ground Floor



Floor 1

FORMER SHOP 20' 5" x 12' 6" (6.22m x 3.81m) with glazed entrance door with shutter roller door. **6' 3" (1.83m) wide display window** with roller shutter. Electric and gas meters. Quarry tiled floor. Telephone point. Water stopcock. 7 Power points. Stable type door to



SIDE HALL with ceramic tiled floor. Glazed/panelled door to the side service lane. Door to the living accommodation. Staircase to first floor.

LIVING ROOM 13' 4" x 10' 6" (4.06m x 3.20m) with fitted gas fire to reconstituted stone fireplace - **NOT TESTED**. Dado rail. 4 Wall lights. 4 Power points. TV point.

KITCHEN 10' 4" x 8' 11" (3.15m x 2.72m) with ceramic tiled floor. Radiator. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a sink unit, oven, hob and cooker hood - **NONE OF THE APPLIANCES HAVE BEEN TESTED**. Glazed/panelled door to the side. Window to side. 1 Wall T&G boarded. 5 Power points. Telephone point. Short flight of steps and glazed door to



UTILITY ROOM 9' x 7' 7" (2.74m x 2.31m) with sink unit. Part tiled walls. 2 PVCu double glazed windows to side. 6 Power points.

FIRST FLOOR

LANDING 'L' shaped with C/h thermostat control. 1 Power point. Radiator.

FRONT BEDROOM 1 10' 9" x 8' 9" (3.27m x 2.66m) with radiator. 2 Power points. Aluminium double glazed windows.

FRONT BEDROOM 2 10' 10" x 8' 11" (3.30m x 2.72m) with aluminium double glazed window. Radiator. 2 Power points.



BATHROOM 10' 2" x 9' 1" (3.10m x 2.77m) overall 'L' shaped with vinyl floor covering. 3 Piece 'shell' suite in white comprising pedestal wash hand basin, WC and panelled bath. **Fitted AIRING/LINEN CUPBOARD** with hot water cylinder. Fully tiled walls. Radiator. Aluminium double glazed window. Shower enclosure with electric shower over - **NOT WORKING**. Shaver point. **APPLICANTS SHOULD NOTE** that there has been a burst pipe above the bathroom resulting in the ceiling coming down. The burst pipe will be repaired but the ceiling will remain as is.

SEPARATE WC 4' 8" x 4' 4" (1.42m x 1.32m) with opaque glazed window. Vinyl floor covering. 2 Piece suite in white comprising WC and wash hand basin.



DRESSING ROOM 12' 9" x 10' 4" (3.88m x 3.15m) with radiator. Single glazed window to side. 2 Power points. Fitted floor to ceiling wardrobes/cupboards with 3 sliding doors. Door to

REAR BEDROOM 3 11' 3" x 8' 11" (3.43m x 2.72m) with radiator. Double aspect. 2 Power points. PVCu double glazed window overlooking the rear garden. Single glazed window to side.



EXTERNALLY

Rear enclosed garden that extends for a depth of 100ft. (30.4m)

SIDE ENTRANCE HALL with door to fore. Glazed/panelled door to

SIDE HALL/ALLEYWAY 16' (4.87m) in depth.





DIRECTIONS: - Travelling from **Carmarthen town centre** the property is located **towards the end of 'Priory Street'** on the **left hand side just after** the turning for Carmarthen Town Football Club and **before** the 'Old Oak' mini roundabout

ENERGY EFFICIENCY RATING: - F (39).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2150-1919-0120-8090-7005.

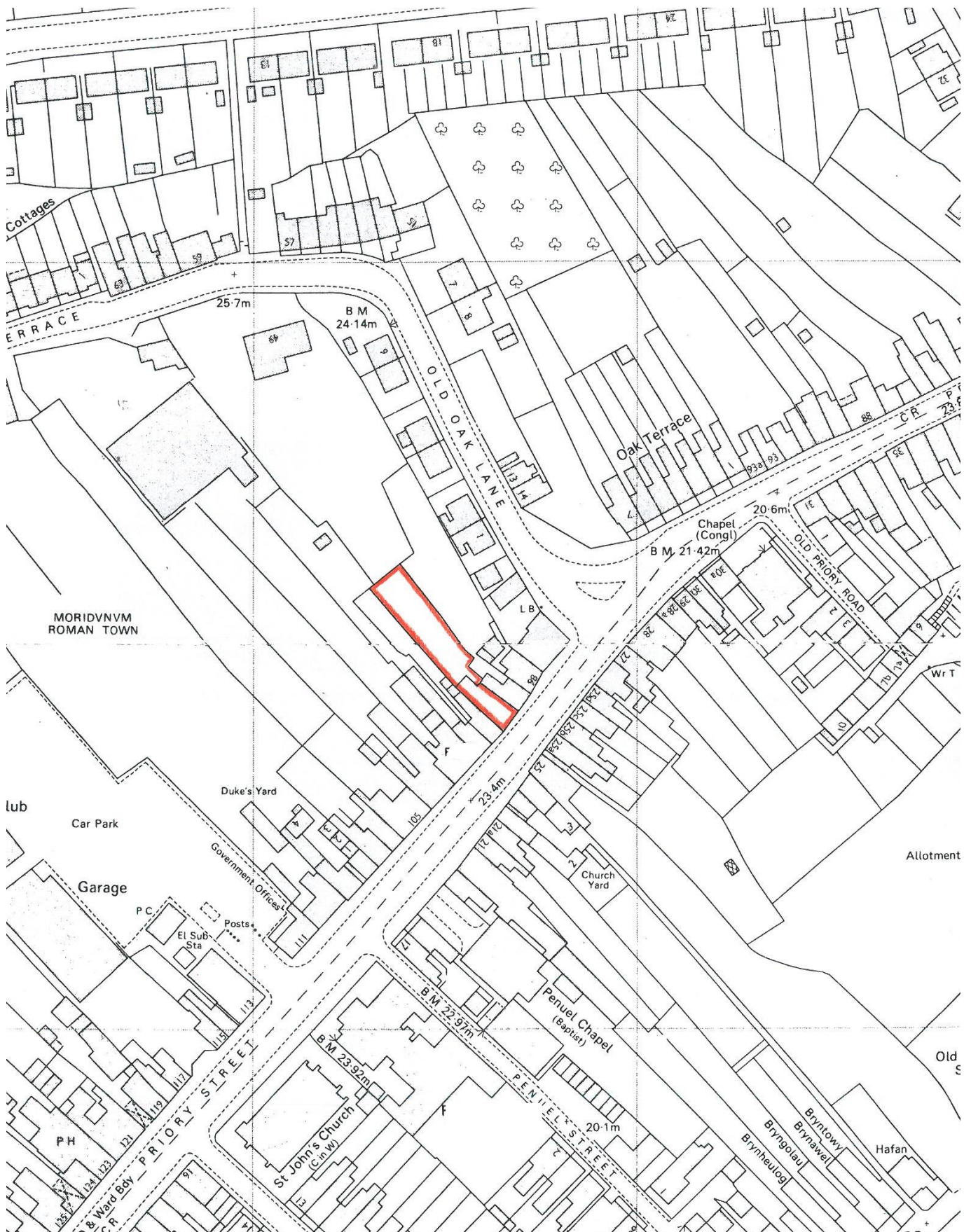
SERVICES: - Mains electricity, water, drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND B. 2022/23 = £1,419.15p. *Oral enquiry only.* **Applicants should note** that the shop was **REMOVED** from the **Rating List** on the **20th February 2019.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

Details amended – 27.02.2023, 02.11.23



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

01.11.2022 - REF: 6472