

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **2 DILAPIDATED GARAGES AND LAND.**
- **ENTRANCE DRIVE SUBJECT TO RIGHT OF WAY.**
- **SALE SUBJECT TO AN 'OVERAGE CLAUSE'.**
- **MIDWAY CARMARTHEN AND LLANELLI.**
- **SCOPE TO ENLARGE.**
- **SET WELL BACK OFF 'WATER STREET'.**
- **WALKING DISTANCE KIDWELLY TOWN CENTRE.**

**Garages and Land at rear of
Nos 89 and 91 Water Street
Kidwelly SA17 5BZ**

£35,000 OIRO
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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The Property
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

2 No. dilapidated DETACHED GARAGES, land and entrance drive that are **subject** to certain rights situated bordering the countryside **set well back off 'Water Street'** within walking distance of the readily available facilities and services at the centre of the ancient estuarial township of Kidwelly which is located just off the A484 Carmarthen to Llanelli road **midway** the County and Market town of **Carmarthen** and town of **Llanelli** that are **9 and 7 miles distant respectively**.

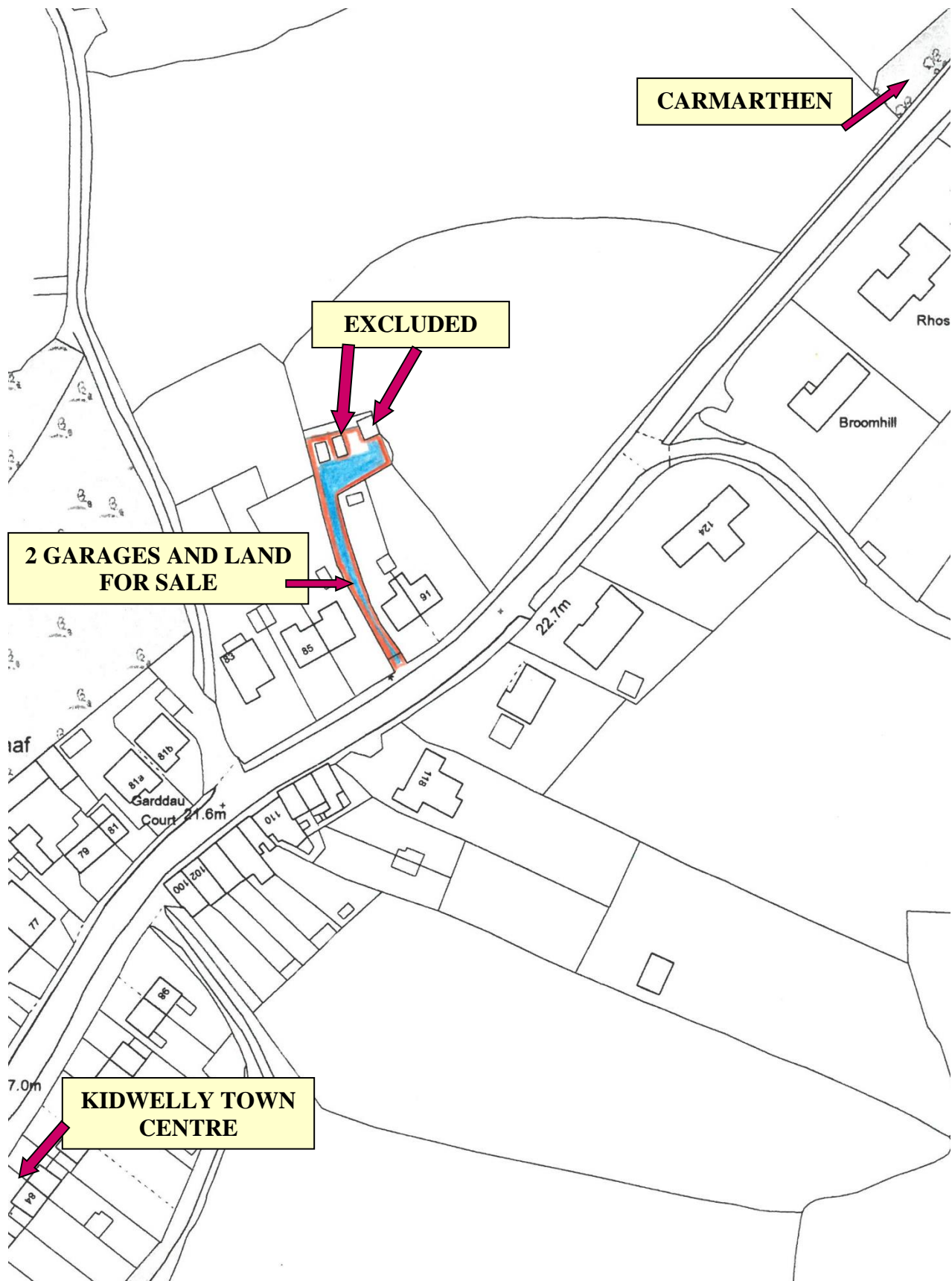
RIGHT OF WAY

The property is sold subject to a right of way in favour of Numbers 89 and 91 Water Street, Kidwelly.

OVERAGE CLAUSE

The property is sold subject to an overage clause in favour of the seller to the effect that should the property be re-developed for residential use then the sellers will be entitled to 25% of the improved value after deduction of reasonable planning costs for a period of 21 years from the date of completion of the sale.





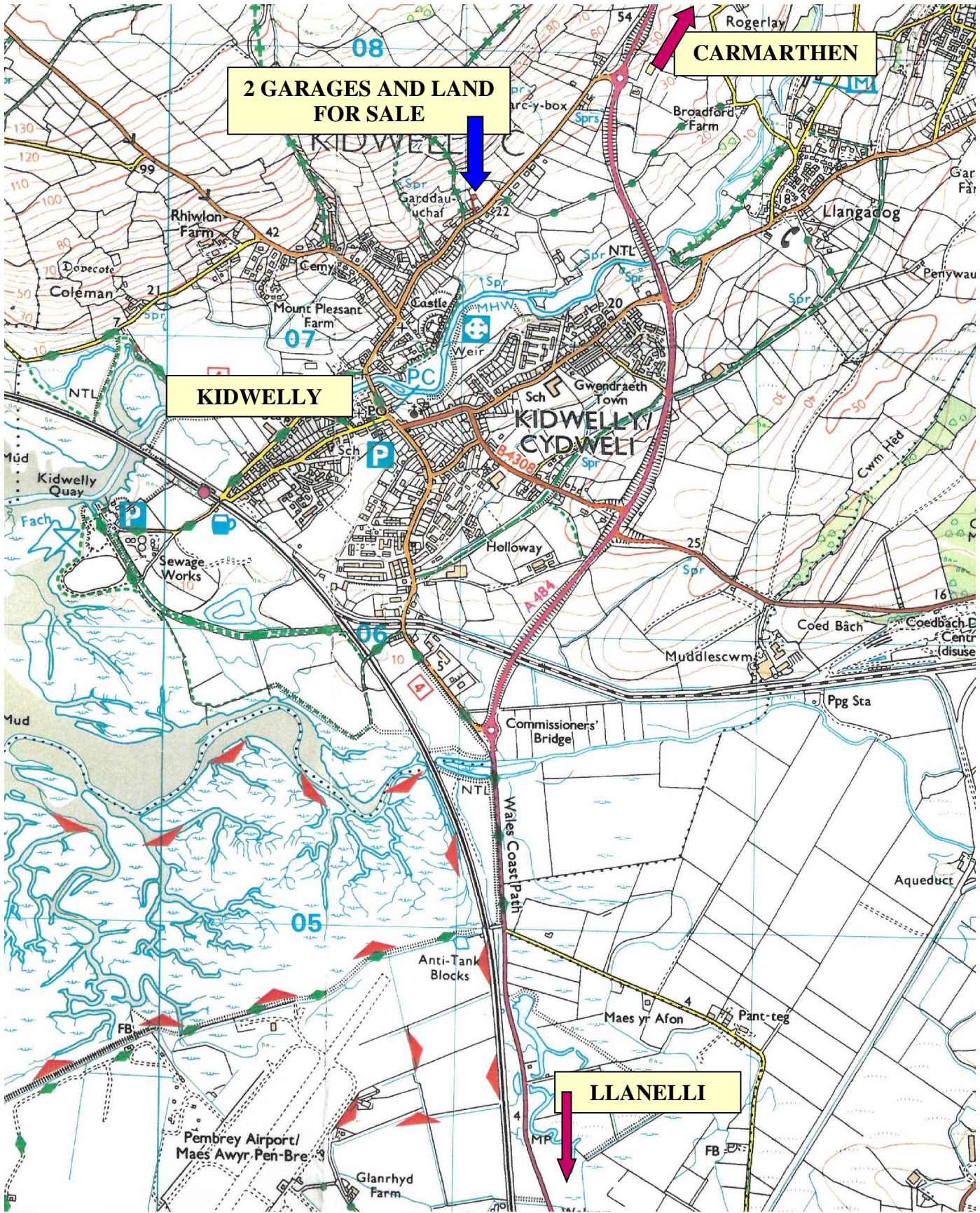
THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

SERVICES: - Mains electricity, water and drainage are available in 'Water Street'. **Prospective purchasers should satisfy themselves as to the cost of connecting to any services prior to submitting an offer for the property.**

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.

DIRECTIONS: - From **Kidwelly town centre** travel along 'New Street' **past** the right hand turning for the Castle and left hand turning for Ferryside. Continue travelling along 'Water Street' in the **Carmarthen direction** and the **entrance to the garages and land** will be found on the **left hand side between Nos 87 and 89 'Water Street' opposite and just before 'Autumn Leaf Funeral Directors'** as you leave Kidwelly.



VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

26.003.2023 - REF: 6554