





Garage (EPC Rating: ) Freehold

# CWMAMMAN ROAD, GLANAMMAN, SA18 1DQ

## Offers In The Region Of

# £170,000

THOMAS & THOMAS estate agents

0 0 0

# 0 Bedroom Garage located in Ammanford

A UNIQUE COMMERCIAL OPPORTUNITY WITH EXPANSIVE GARAGE

Thomas & Thomas are pleased to offer for sale this unique former Chapel of Rest, offering an interesting opportunity for a purchaser looking for a versatile commercial premises.
The property benefits from an expansive garage, providing excellent additional space and potential for a variety of uses, subject to any necessary planning permissions and consents.
With two rooms, parking and its convenient location, the property offers something a little different from the usual commercial premises.The expansive garage could be particularly appealing to those requiring substantial storage, workshop or additional workspace, subject to the relevant permissions.
A unique opportunity with plenty of potential – early viewing is highly recommended.

**Entrance**
leading into entrance hall.

**Room 1**
5.50 x 7.52 (18'0" x 24'8")
With electric heaters and wooden window to the front.

**Room 2**
6.70 x 3.64 (21'11" x 11'11")
with kitchen area and door leading to integrated garage.

**WC**
1.36 x 1.99 (4'5" x 6'6")
With pedestal wash hand basin, low level flush WC and extractor fan.

**Garage-Workshop**
11.98 x 9.34 (39'3" x 30'7")
With storage shelves-racking, pit and electric roller shutter garage door.

**External**
Front ; Parking and driveway leading to garage.

**NOTE**
All photographs have been taken using a wide angle lens.

**Services**

**Viewings**
By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

**Socail Media**
Follow us on Facebook: Thomas & Thomas Estate Agents
Follow us on Instagram and X: ThomasThomas_EA

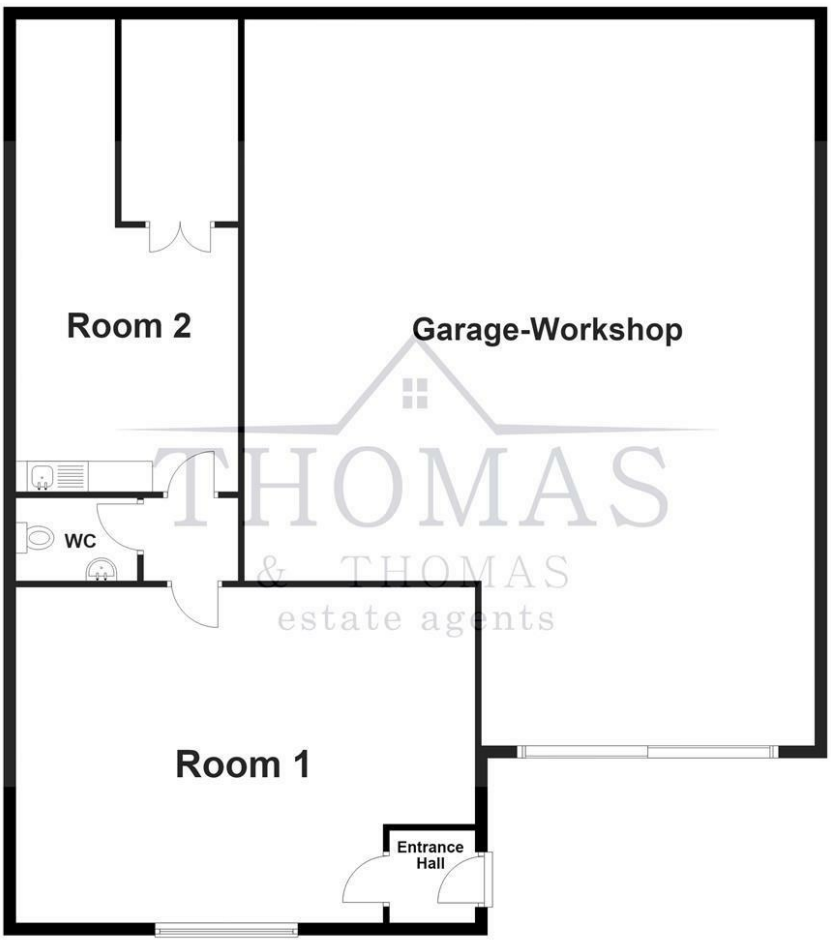
**Directions**
Leave Ammanford on High Street, at the junction turn left onto Pontamman Road and travel approximately 2.5 miles into the village of Glanamman, go past the shops on the left and the property can be located on the left hand side just after the service garage identified by our For Sale board.


Handwash





Ground Floor

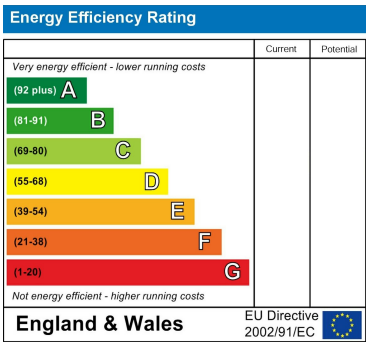



Total area: approx. 177.2 sq. metres (1907.4 sq. feet)

Council Tax Band

Exempt

Energy Performance Graph




**Call us on**

**01269 597949**

**ammanford@thomasandthomas-property.co.uk**

**https://www.thomasandthomas-property.co.uk/**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.