



Commercial (EPC Rating: )

## LLOYD STREET, AMMANFORD, SA18 3BY

Offers In The Region Of

# £70,000

# 0 Bedroom Commercial located in Ammanford

Thomas & Thomas has pleasure in offering For Sale this development opportunity, situated in the centre of Ammanford, a detached stone built building with parking for several vehicles. The property is suitable for a variety of purposes subject to the necessary planning consents. The accommodation comprises, entrance lobby, meeting hall, vestry, kitchen and toilet facilities. Heating is by electric heaters. Externally there is an enclosed off road parking area for several vehicles to the front Gross Internal Area measures approximately 126.83 square metres ( 1,365 sq ft).

Possessory Title Only

## Ground Floor

Entrance door leading to.....

## Entrance Lobby

With doors leading to.....

## Meeting Hall

11.0 x 8.0 (36'1" x 26'3")

With vaulted ceiling and block flooring.

## Vestry

6.0 x 2.8 (19'8" x 9'2")

## Kitchen

3.0 x 2.0 (9'10" x 6'7")

With base units and stainless steel sink unit.

## Ladies & Gents Toilet Facilities

## Rear Hall

## External

Enclosed front parking area for several vehicles.

## Services

Mains electricity, water and drainage. We assume that mains gas is in the locality.

## Council Tax

Has not been assessed for either Council Tax or Business Rates as previously a Religious premises.

## NOTE

All photographs have been taken with a wide angle lens camera.

## NOTE.

Any appliances and services listed on these details have not been tested.

## FACEBOOK

Follow us on facebook, [www.facebook.com/MallardEstateAgent](http://www.facebook.com/MallardEstateAgent).

## VIEWING

By appointment with the selling agents on 01269 597949 or email on [ammanford@mallard-properties.co.uk](mailto:ammanford@mallard-properties.co.uk)

## Directions

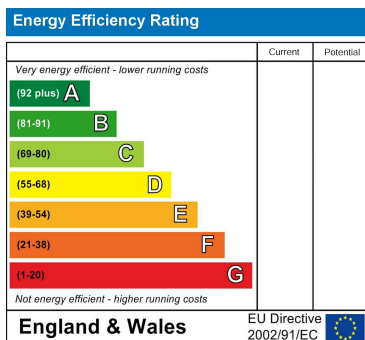
Leave Ammanford via College Street, turn right at the traffic lights, then left at the first roundabout, then left again at the second roundabout, take the next turning left and the property is located on a pedestrian access only on the right hand side about 200 yards from the pedestrian access.



THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB

Council Tax Band

Energy Performance Graph



Call us on

**01269 597949**

**ammanford@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.

