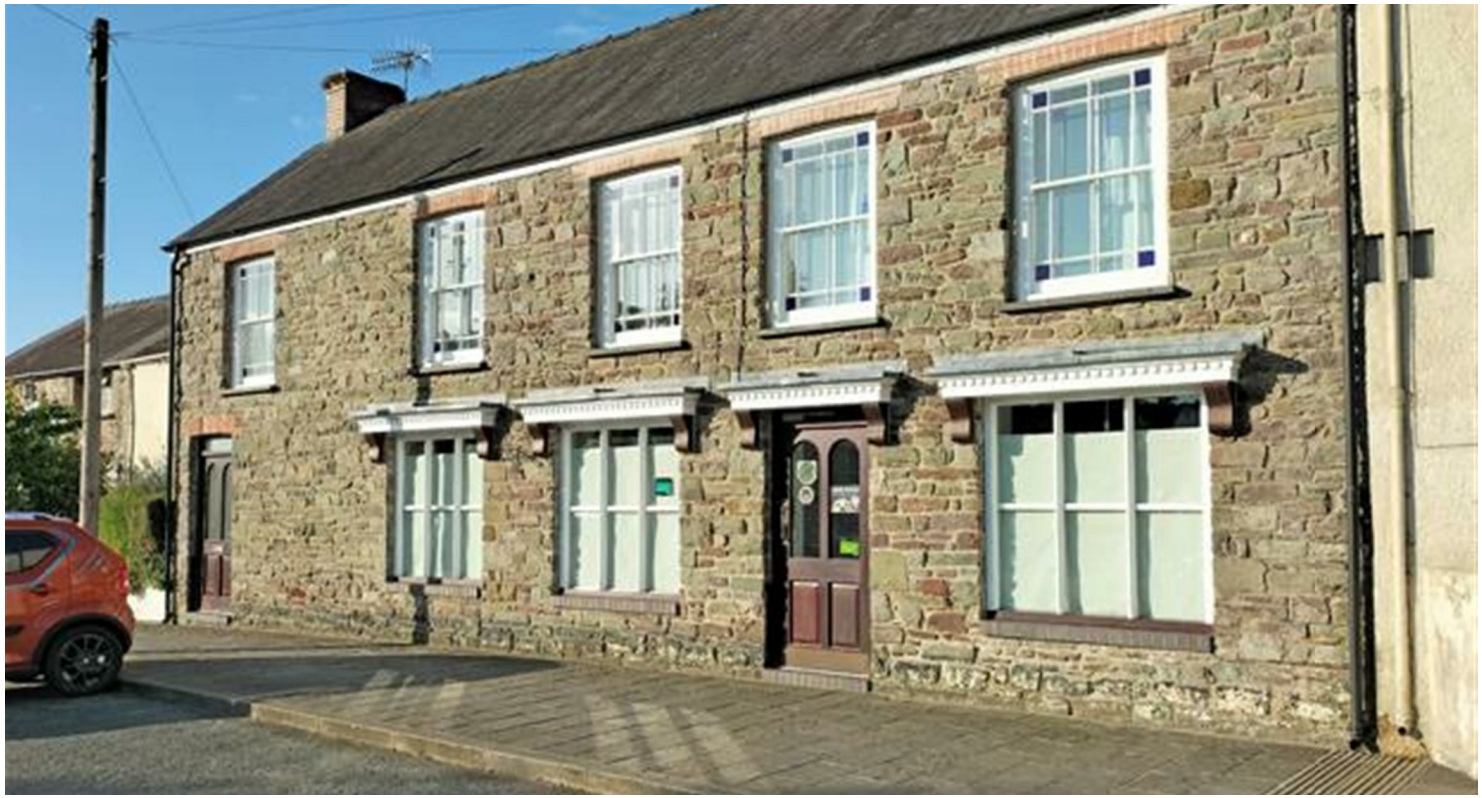
Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
ESTATE AGENTS

Valuers
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Est. 1998

www.geraldvaughan.co.uk







Nos 3 - 4 Grist Square, Laugharne, Carmarthen, SA33 4SS

Offers In The Region Of £475,000

- EXCELLENT INVESTMENT OPPORTUNITY.
- FORMER RESTAURANT/TEA ROOMS WITH UPTO 60 TABLE COVERS.
- OIL C/H. DOUBLE GLAZED WINDOWS.
- COMPLETELY REFURBISHED IN 1998.
- PROMINENT UNIQUE POSITION. A1 AND A3 USE.
- 2 BEDROOMED SELF CONTAINED FLAT.
- LAUGHARNE TOWN CENTRE.
- CONSERVATION AREA.
- ATTRACTIVE MIXED USE TERRACED PREMISES.
- 1 DOUBLE BEDROOMED MAISONETTE.
- MIDWAY ST. CLEARS AND EXTENSIVE SANDY BEACH AT PENDINE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

sales@geraldvaughan.co.uk

Nos 3 - 4 Grist Square, Carmarthen SA33 4SS

A very well presented MIXED USE TERRACED PREMISES having an attractive stone facade occupying a long established prominent and unique trading position and comprising a FORMER LICENSED RESTAURANT AND TEA ROOMS with table covers for upto 60, a 2 BEDROOMED SELF CONTAINED FIRST FLOOR FLAT and a 1 DOUBLE BEDROOMED MAISONETTE enjoying dual road frontage to 'Grist Square' at the fore and 'Frogmore Street' at the rear opposite the Municipal Car Park and entrance to 'The Strand' fronting onto the main thoroughfare at the centre of the ancient estuarial township of Laugharne that is renowned for its Castle and Dylan Thomas connections and which in turn is located on the A4066 'St. Clears to Pendine' coastal road some 4 miles south of the town of St. Clears and A40 dual carriageway, is within 5 miles of the extensive sandy beach at Pendine and is located approximately 14 miles south west of the County and Market town of Carmarthen.

3 2 2

Council Tax Band: A





FORMER LICENSED RESTAURANT AND TEA ROOMS
Affording an overall floor area of approximately 130 square metres that has the benefit of:-

Electric heating.
Double glazed windows.
Smooth skimmed ceilings.

ENTRANCE HALL
with panelled/glazed entrance door.

FORMER RESTAURANT/TEA ROOMS
25'5" x 24'1" overall
with laminate flooring. Feature brick pillars and walls. Feature brick fireplace. 2 Double glazed windows to fore with quarry tiled sills. Recessed downlighting to smooth skimmed ceilings. Mains fire and smoke detectors. 17 Power points. Counter servery. Fitted shelving. Part vaulted ebonised beamed ceiling with 3 double glazed 'Velux' windows. Serving hatch to the former kitchen. 9' 4" (2.85m) wide opening to

FORMER RESTAURANT/ADDITIONAL SEATING AREA
20'6" x 11'0"
with terrazzo tiled floor. Double glazed window to fore with a quarry tiled sill. 3 Picture lights. Smoke alarm. Fire alarm keypad. Electricity consumer unit. 4 Power points. Panelled door to the Courtyard.

FORMER KITCHEN
19'0" x 14'10" overall
'L' shaped with vinyl floor covering. 21 Power points. Fire and smoke alarm. Commercial double bowl stainless steel sink unit. Stainless steel canopied cooker hood. Wash hand basin. Opening to

PREPARATION/UTILITY ROOM
18'6" x 6'10"
with vinyl floor covering. Access to loft space. Double door access to the rear hall. 6 Power points. Electricity consumer unit.

REAR HALL
with PVCu door with part opaque double glazed side screen to the rear Courtyard and 'Frogmore Street'. Recessed downlighting. Opening to

SIDE HALL
8'9" x 6'2"
with recessed downlighting. PVCu opaque double glazed window.

LADIES WC COMPRISING: -

CLOAKROOM
with pedestal wash hand basin. Cold water tap. Vinyl floor covering. Boarded doors to the rear hall and

WC
with WC in white. PVCu opaque double glazed window. Vinyl floor covering.

GENTS WC COMPRISING: -

CLOAKROOM.
with vinyl floor covering. Pedestal wash hand basin. PVCu opaque double glazed window. Boarded doors to the Reception Hall and

WC.
with WC in white. Vinyl floor covering. PVCu opaque double glazed windows.

THE LIVING ACCOMMODATION (Nos 3 - 4 GRIST SQUARE)
Oil C/H with thermostatically controlled radiators.
Smooth skimmed ceilings.
The living accommodation has been sound proofed as part of the renovation work in 1998.
Fire doors throughout.
Integrated interlinked fire alarm.
Emergency lighting.
Applicants should note that the two self contained flats could easily be utilised as a single residential unit or alternatively for long term Residential or Holiday Letting use.

COMMUNAL ENTRANCE HALL
14'1" x 6'5" overall
with opaque glazed/panelled door to 'Grist Square'. Tiled floor. Dado rail. Staircase to the first floor self contained flat. 4 Power points. Electric meter cupboard. Understairs storage area. Smoke detector. Door to

MAISONETTE

FITTED 'GALLEY' STYLE KITCHEN/BREAKFAST ROOM
27'3" x 9'0" overall
slightly 'L' shaped with tiled floor. 2 Double glazed 'Velux' windows to part sloping ceiling. Part tiled walls. Double glazed window overlooking the Courtyard. 4 USB charger ports. 13 Power points. Radiator. Access to loft space. C/h timer control. Range of fitted base and eye level kitchen units incorporating a sink unit. Plumbing for washing machine. TV point. Part opaque double glazed door to

LIVING/DINING ROOM
16'6" x 14'2" overall
slightly 'L' shaped with radiator. Double glazed window. TV point. 7 Power points. Part opaque glazed door to

REAR HALL.
with tiled floor. Radiator. 2 Power points. Staircase to first floor. Understairs storage area. Fire and smoke alarms. Fitted cupboard with fire alarm and consumer unit. Door to 'Frogmore Street'.

FIRST FLOOR

LANDING
with double glazed 'Velux' window to the stairwell. 2 Power points. Smoke alarm.

SHOWER ROOM
with ceramic tiled floor. Opaque double glazed window. Double glazed 'Velux' window to part sloping ceiling with recessed downlighting. Radiator. 2 Piece suite in white comprising pedestal wash hand basin and WC. Shower enclosure with waterproof panelled walls, plumbed-in shower, curtain and rail. Vent-Axia.

DOUBLE BEDROOM
16'7" x 11'10" overall
slightly 'L' shaped with radiator. Double glazed window. Double glazed 'Velux' window to part sloping ceiling. 6 Power points.

THE SELF CONTAINED FIRST FLOOR FLAT (3 AND 4 GRIST
is approached from the front communal entrance hall and comprises: -

LANDING.

HALLWAY
with smoke and fire alarms. Radiator. 2 Power points. Store cupboard with fire alarm control board. Electricity consumer unit. Oil fired central heating boiler. 1 Power point. Electric light.

FRONT BEDROOM 1
11'1" x 10'6" overall
'L' shaped with secondary glazed sash window. Radiator. 4 Power points.

BATHROOM
8'11" x 5'11"
with ceramic tiled floor. Opaque double glazed window. Radiator. Extractor fan. Wall light with shaver point. 3 Piece suite comprising WC, pedestal wash hand basin and panelled bath with shower attachment. Waterproof panelled splashbacks.

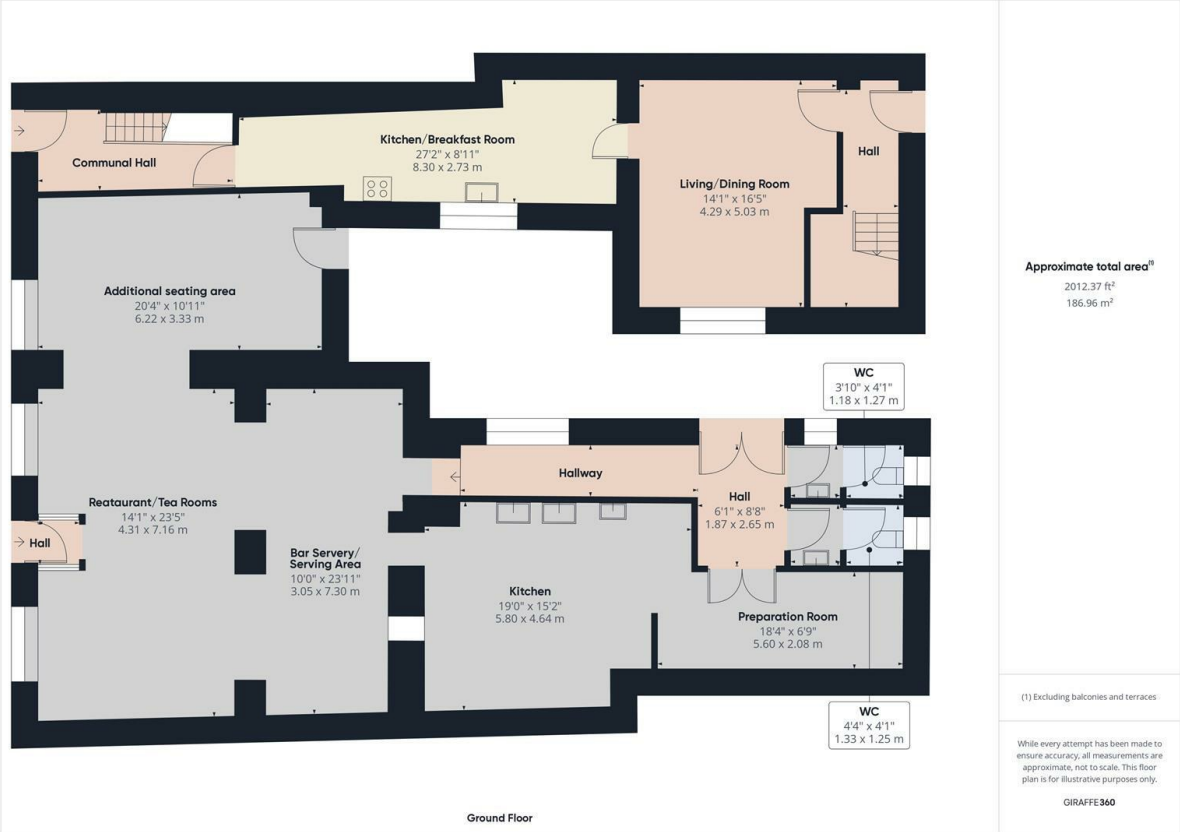
FRONT BEDROOM 2
10'11" x 8'11"
with radiator. 2 Power points. Secondary glazed sash window. Access to loft space.

FITTED KITCHEN/BREAKFAST ROOM
11'1" x 8'6"
with tiled floor. Secondary glazed sash window. Part tiled walls. Radiator. 7 Power points. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a sink unit and cooker hood.

LIVING/DINING ROOM
15'6" x 14'5"
with radiator. 2 Secondary glazed sash windows to fore. Wiring for two wall light fittings. 7 Power points. TV point.

EXTERNALLY
Un-restricted on street parking available to the front and rear. Enclosed double gated brick paved Courtyard that is accessed from 'Frogmore Street'. 2 OIL STORAGE TANKS.

GRANT EXTERNAL OIL FIRED CENTRAL HEATING BOILER
serving the Maisonette.





Directions

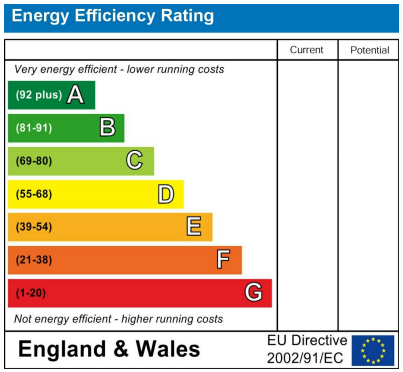
The premises is located at the centre of Laugharne fronting onto 'Grist Square' opposite the entrance to the Municipal Car Park and 'The Strand'.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

A



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