Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk







Quarry Garage and Workshop Reservoir Road, Tanerdy, Carmarthen, SA31 2ER

Offers In The Region Of £175,000

- SECURE GARAGE/WORKSHOP PREMISES.
- 3 PHASE ELECTRICITY TO EACH UNIT.
- CONCRETED ENCLOSED FORECOURT/COURTYARD.
- FIRST TIME ON THE OPEN MARKET IN OVER 30 YEARS.
- RETIREMENT SALE.
- GARAGE 31' 3" x 24' 8" (9.53m x 7.52m)
- BRADBURY 4 TONNES LIFT.
- 1 MILE CARMARTHEN TOWN CENTRE.
- SUB-DIVIDED INTO TWO UNITS BUT COULD EASILY BE UTILISED AS ONE.
- WORKSHOP FLOOR AREA 37 SQ. M.
- OPPOSITE TANERDY PETROL FILLING STATION.
- **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

Quarry Garage and Workshop Reservoir Road, Carmarthen SA31 2ER

A conveniently situated secure GARAGE and WORKSHOP PREMISES set slightly back off and above the road that has been sub-divided into two units each with 3 Phase electricity but which can easily be utilised as one unit if so desired together with OFFICE ACCOMMODATION and a WC that appears on the open market for the first time in over thirty years due to the retirement of the owner situated opposite 'Tanerdy Petrol Filling Station and Convenience Store' just off 'Abbey Mead'/'Tanerdy' (A484) within half a mile of Glangwili General Hospital and approximately 1 mile of the centre of the County and Market town of Carmarthen.

0 1 0

Council Tax Band: Exempt





THE PREMISES
is built of mainly concrete block constructed external walls and comprises: -

QUARRY GARAGE
31'3" x 24'8"
with double door entrance having a 9' 8" (2.95m) clearance. Concreted floor. 16' 5" (5m) vaulted ceiling. 18 Power points. Bradbury 4 tonnes lift.

ADJOINING QUARRY WORKSHOP
16'4" x 13'3"
with 1 power point. Concreted floor. Loft storage over. Door to

OFFICE/STORES
14'8" x 13'3"
with 10 power points.

FORMER SHOWER ROOM
9'4" x 6'6"
with 2 power points. Pedestal wash hand basin. Door to

INNER HALL

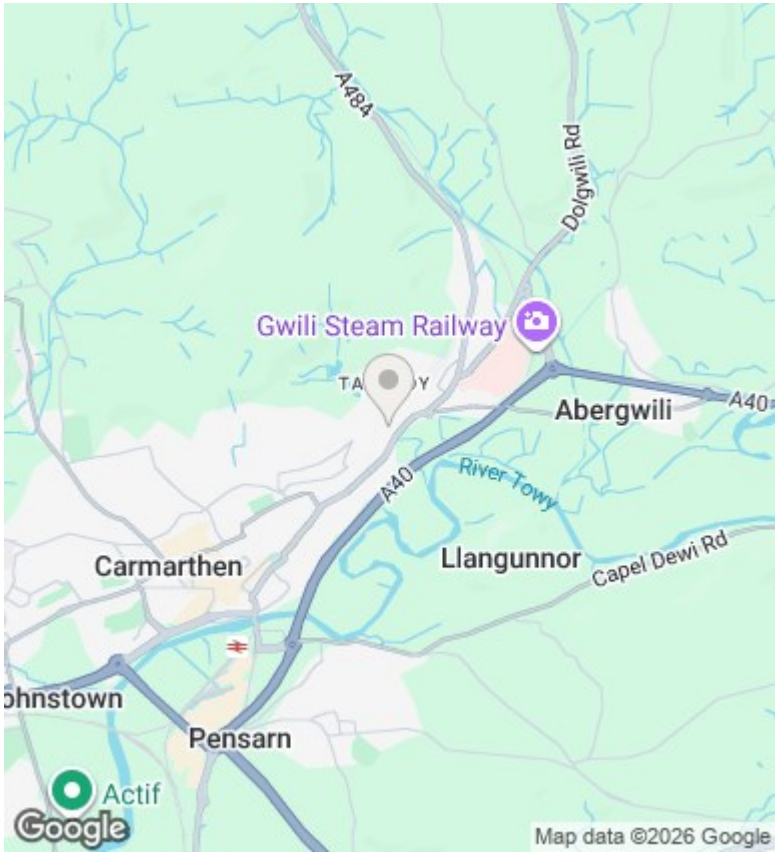
SEPARATE WC OFF

ENTRANCE HALL
10'1" x 4'5"
with 2 power points. Panelled entrance door. Sliding door to the inner hall. 6' (1.83m) wide opening to

OFFICE
10'2" x 6'0"
with double glazed window with security bars. 2 Power points.

EXTERNALLY
Secure double gated tarmacadamed entrance drive leading to a concreted/tarmacadamed courtyard with ample private car parking. Provision for outside water tap. Compressor.





Directions

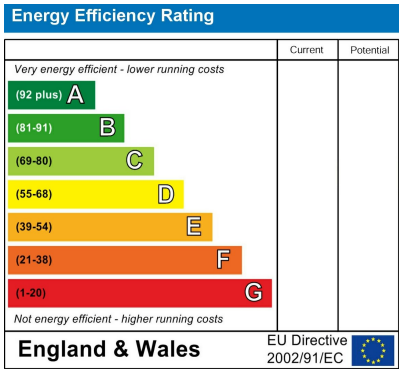
Travelling from Carmarthen town centre travel along 'Priory Street' and 'Abbey Mead' and as you approach Tanerdy Petrol Filling Station turn left into 'Reservoir Road' and the property is the first on the left hand side.

Viewings

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

Council Tax Band

Exempt



Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424
sales@geraldvaughan.co.uk