Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
ESTATE AGENTS

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Est. 1998

www.geraldvaughan.co.uk







Nos 29 - 30 Quay Street, Carmarthen, SA31 3JT

Offers In The Region Of £125,000

- FIRST TIME ON THE MARKET SINCE THE 1950'S.
- SUBSTANTIAL OFFICE ACCOMMODATION.
- OVERALL FLOOR AREA APPROX. 540 SQ.M.
- DETACHED GARAGE.
- GRADE II LISTED MIXED USE 'GEORGIAN' PREMISES.
- IDEAL RE-DEVELOPMENT OPPORTUNITY - STP.
- PERIOD PROPERTY WITH MANY CHARACTER FEATURES.
- MAINS SERVICES CONNECTED BUT NOT TURNED ON.
- 2/3 BEDROOMED FLAT. NO FORWARD CHAIN.
- WALLED SIDE/REAR GARDEN.
- REAR PEDESTRIAN ACCESS FROM 'BLUE STREET.'
- **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 29 - 30 Quay Street, Carmarthen SA31 3JT

A substantial imposing deceptively large most conveniently situated Grade II Listed 'Georgian' END TERRACE 3 STOREY MIXED USE PREMISES incorporating a 2/3 BEDROOMED FLAT with a large walled side/rear garden and DETACHED GARAGE that is in need of renovation, that was a Chartered Accountants office up until 2014 situated just off 'Guildhall Square' in a street that is considered one of the most complete streets of 18th Century houses in the town that in the Middle Ages housed some of Carmarthen's most important families being located within a relatively short walking distance of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

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Council Tax Band: C





ENTRANCE VESTIBULE
with panelled entrance door. Panelled door to

RECEPTION HALL
with staircase to first and lower ground floors.

OFFICE No 1
20'0" x 15'0"
with feature fire surround. Feature coving. Alcove with feature surround. Dado rail. 7' 7" (2.31m) Wide window opening to fore. Opening to

LOWER GROUND FLOOR -
10' 8" (3.25m) Ceiling heights

INNER HALL
20'0" in length

OFFICE No 2
17'0" x 9'4"
with exposed boarded floor. Open fireplace. Fitted shelving. Door to the rear hall.

STOCK ROOM
13'5" x 10'5"
with slate slabbed flooring. Door to rear.

REAR HALL
with part glazed 'stable type' door to rear. Staircase to the basement serving No 30 Quay Street.

RECEPTION/GENERAL OFFICE
14'6" x 14'4"
with fitted shelving. Picture and dado rails. Door to (No. 29)

INNER HALL
with staircase to first floor (No. 29)

SIDE RECEPTION HALL (No. 29)
with original entrance door. Patterned quarry tiled floor. Staircase to the basement (No. 29). Short flight of steps to the inner hall.

OFFICE No. 3
12'8" x 11'9" overall
with single glazed sash window to rear.

RECEPTION HALL/CLOAKROOM
with cloak hooks. Door to rear.

SEPARATE WC
with 2 piece suite in white comprising wash hand basin and WC. Opaque single glazed window.

OFFICE No. 4
12'6" x 9'7"
with built-in cupboards to either side of former fireplace. 4' 6" (1.37m) Wide single glazed window to fore.

OFFICE No. 5
13'6" x 6'9"
with double aspect. Single glazed window to fore. PVCu double glazed window to rear.

FIRST FLOOR (No. 30 QUAY STREET) -
9' 1", 9' 3" and 10' 2" (2.77m, 2.82m and 3.10m) Ceiling heights.

LANDING
with staircase to second floor.

OFFICE No. 6
13'10" x 10'6"
with single glazed sash window to fore. Picture rail. Feature coving.

STORE ROOM
with fitted shelving.

OFFICE No. 7
13'9" x 13'3"
with fitted gas fire - NOT WORKING - with marble surround. Feature coved ceiling. Picture rail. Single glazed sash window to fore.

STAFF ROOM/GENERAL OFFICE
21'0" x 14'7"
with radiator. Tiled fireplace with fitted gas fire - NOT WORKING. Shelved alcove. Single glazed sash window overlooking the rear garden.

KITCHEN
with sink unit. Single glazed sash window. Fitted cupboard and shelving.

SEPARATE WC.
with 2 piece suite in white comprising wash hand basin and WC. Opaque single glazed window.

FIRST FLOOR - (No. 29 QUAY STREET)
8' and 9' 3" (2.44m and 2.82m) Ceiling heights

LANDING.
with staircase to second floor.

LIVING ROOM
13'11" x 9'10"
with feature tiled fireplace. Oak strip flooring. Folding doors to

UTILITY ROOM
11'11" x 7'7"
with tiled fireplace. 2 Walls half PVCu double glazed under a polycarbonate roof. Sink unit. Part PVCu double glazed door to the external staircase.

CUPBOARD OFF
3'6" x 3'4"
with plumbing for washing machine.

PANTRY
3'7" x 3'4"

BATHROOM
7'10" x 7'4"
with PVCu double glazed window. Half tiled walls. 3 Piece coloured suite comprising WC, pedestal wash hand basin and enamelled bath with shower attachment.

INNER LANDING
13'1" x 12'3" overall
'L' shaped

KITCHEN
8'8" x 7'10" plus
recess with PVCu double glazed window to rear. Fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit. The fitted appliances have not been tested and are assumed to be NOT WORKING. Part tiled walls.

SITTING ROOM/BEDROOM 3
13'10" x 12'2"
with feature tiled fireplace. Single glazed sash window to fore.

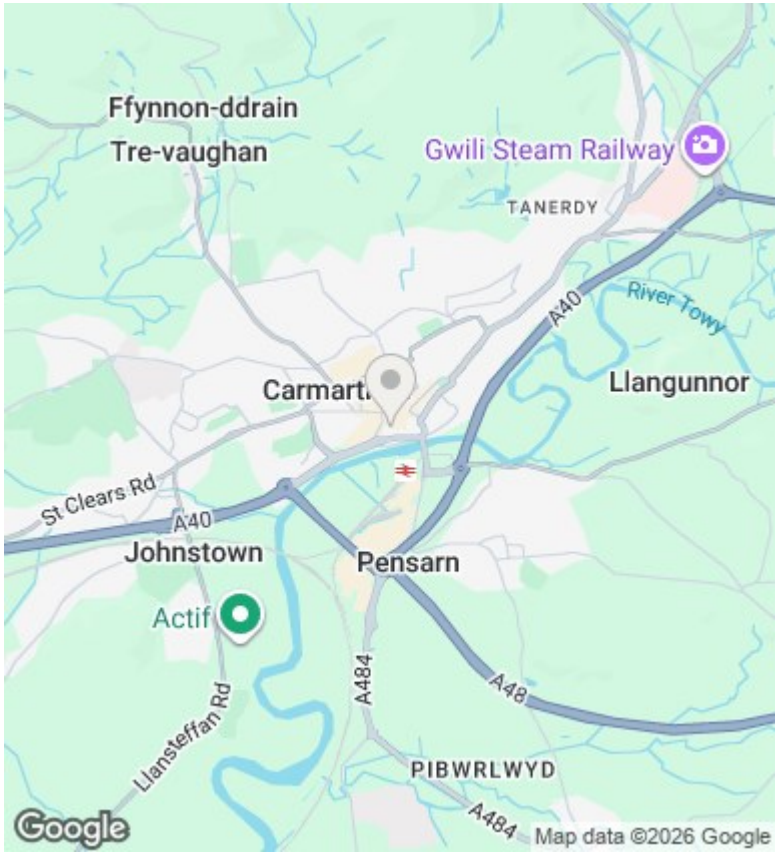
SECOND FLOOR - (Nos. 29 and 30 QUAY STREET) -
7' 9" (2.36m) Ceiling heights.

LANDING..
with feature coving.

OFFICE No. 8
20'5" x 14'10"
with single glazed window with a view over the lower Tywi valley towards 'Ystrad Woods.' Feature fireplace with marble surround and hearth having fitted shelving to one side and a fitted cupboard to the other side with a wash hand basin.

STORE ROOM
8'4" x 6'2"
with fitted shelving.





Directions

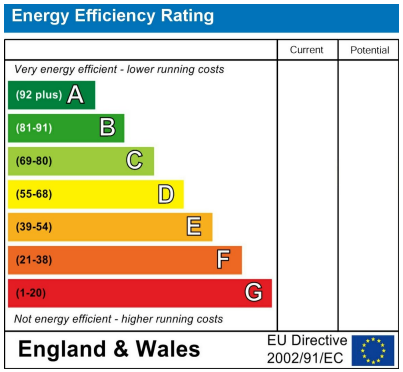
'Quay Street' is located connecting 'St. Mary Street' with 'Little Bridge Street' and 'Nos 29 - 30 Quay Street' are located halfway along.

Viewings

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

Council Tax Band

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