Sales & Lettings of Residential, Rural & Commercial Properties

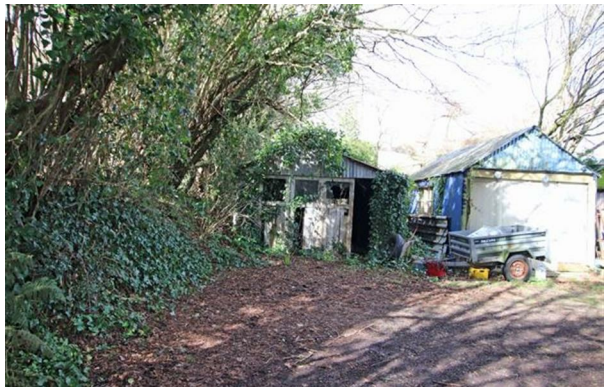
GERALD R. VAUGHAN
ESTATE AGENTS

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk







2 Garages and Land at rear of Nos 89 and 91 Water Street, Kidwelly, SA17 5BZ

Offers In The Region Of £35,000

- 2 DILAPIDATED GARAGES.
- SET WELL BACK OFF 'WATER STREET'.
- MIDWAY CARMARTHEN AND LLANELLI.
- SCOPE TO ENLARGE.
- SALE SUBJECT TO AN 'OVERAGE CLAUSE'.
- ENTRANCE DRIVE SUBJECT TO RIGHT OF WAY.
- WALKING DISTANCE KIDWELLY TOWN CENTRE.

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

sales@geraldvaughan.co.uk

2 Garages and Land at rear of Nos 89 and 91 Water Street, Kidwelly SA17 5RZ

2 No. dilapidated DETACHED GARAGES with land and entrance drive that are subject to certain rights situated bordering the countryside set well back off 'Water Street' within walking distance of the readily available facilities and services at the centre of the ancient estuarial township of Kidwelly which is located just off the A484 Carmarthen to Llanelli road midway the County and Market town of Carmarthen and town of Llanelli that are 9 and 7 miles distant respectively.

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Council Tax Band: Exempt



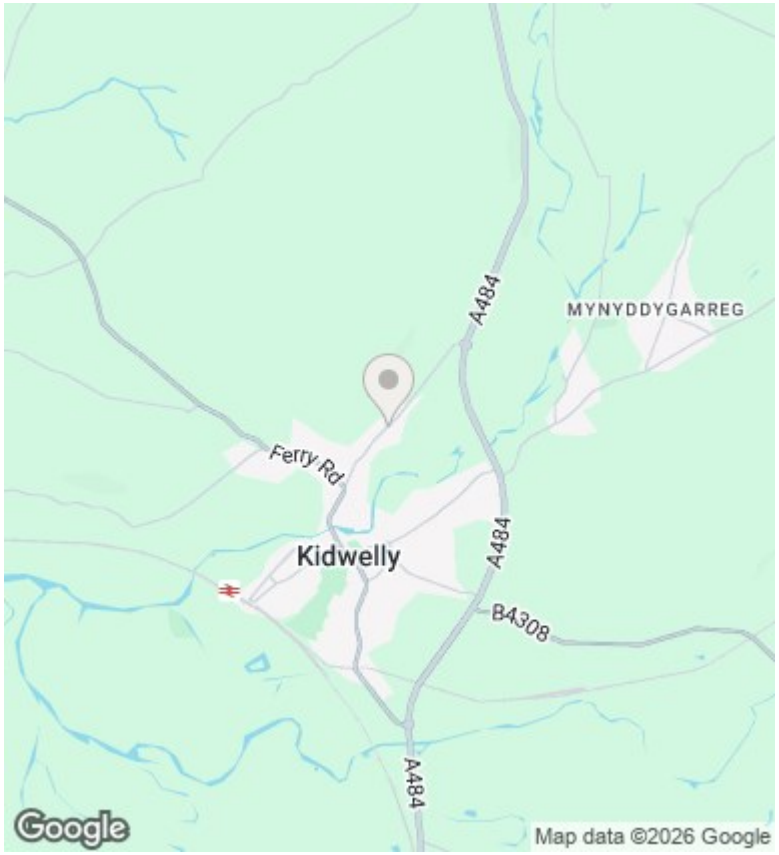


RIGHT OF WAY

The property is sold subject to a right of way in favour of Numbers 89 and 91 Water Street, Kidwelly.

OVERAGE CLAUSE

The property is sold subject to an overage clause in favour of the seller to the effect that should the property be re-developed for residential use then the sellers will be entitled to 25% of the improved value after deduction of reasonable planning costs for a period of 21 years from the date of completion of the sale.



Directions

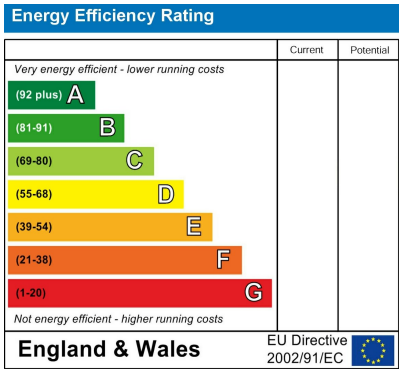
From Kidwelly town centre travel along 'New Street' past the right hand turning for the Castle and left hand turning for Ferryside. Continue travelling along 'Water Street' in the Carmarthen direction and the entrance to the garages and land will be found on the left hand side between Nos 87 and 89 'Water Street' opposite and just before 'Autumn Leaf Funeral Directors' as you leave Kidwelly.

Viewings

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

Council Tax Band

Exempt



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