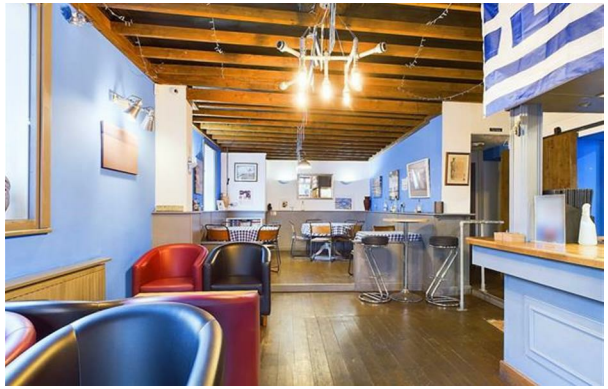






Nik The Greek, Nos 9, 11 and 13 Stepney Road, Burry Port, SA16 0BH

Offers In The Region Of £325,000

- ASKING PRICE IS PLUS VAT.
- PUBLIC BAR. GAS C/H.
- PROMINENT TRADING POSITION.
- WALKING DISTANCE BURRY PORT HARBOUR.
- 4 MILES LLANELLI TOWN CENTRE.
- LONG ESTABLISHED BUSINESS PREMISES.
- RESTAURANT AND DELICATESSEN/CAFE.
- CLOSE TO BURRY PORT RAILWAY STATION.
- PVCu DOUBLE GLAZED WINDOWS.
- SOLD SUBJECT TO LEASE IN FAVOUR OF EXISTING TENANT.
- 5 LETTING ROOMS - 4 EN-SUITE - 2 SELF CATERING.
- EXCELLENT INVESTMENT OPPORTUNITY.
- FRONTING BUSY THOROUGHFARE.

Nik The Greek, Nos 9, 11 and 13 Stepney Road, Burry Port SA16 0BH

A most conveniently situated long established COMMERCIAL PREMISES (formerly The George Hotel) presently comprising a PUBLIC BAR, RESTAURANT (Nik the Greek) and DELICATESSEN/CAFE with at first floor level 5 LETTING ROOMS, 4 of which are EN-SUITE with 2 BEING SELF CATERING situated within a relatively short walking distance of the Railway Station and local shops and facilities at the centre of the coastal harbour town of Burry Port that offers a Marina, Lighthouse and sandy beach (Burry Port beach west) and which in turn is situated at the mouth of the Loughor estuary within half a mile of the A484 'Carmarthen to Llanelli' trunk road, is within 1 mile of Ashburnham Golf Club, is within 3 miles of Pembrey Country Park and Cefn Sidan sands that offer a wealth of nature trails, walks, etc. is located within 4 miles of the readily available facilities at Llanelli town centre, is located some 5 miles south of the ancient township of Kidwelly that is renowned for its 12th Century Norman Castle and the property is located within 6 miles of Ffoslas Racecourse.

5 5 0

Council Tax Band: Exempt





ENTRANCE HALL
with boarded floor. Fitted cupboard. PVCu part opaque double glazed entrance door.

PUBLIC BAR
25'9" x 16'6"
with feature beamed ceiling. Bar counter servery. Boarded flooring. PVCu double glazed picture window to fore. 3 Radiators. PVCu opaque double glazed window to side.

DINING AREA
12'0" x 11'3" off
with boarded floor. PVCu opaque double glazed window to side. Feature beamed ceiling. 10 Power points. Table covers for 11.

RESTAURANT
23'2" x 16'10"
with boarded flooring. Panelled walls to dado height. Alcove. 2 Radiators. PVCu double glazed picture window to fore. 10 Power points. Table covers for 27. Sliding door to

DELICATESSEN/CAFE
22'11" x 15'11" overall
'L' shaped with boarded flooring. Glazed entrance door with double glazed windows to either side. Secondary staircase to the first floor. Part tiled walls. Base kitchen units incorporating a sink unit and stainless steel bowl.

INNER HALL
with radiator.

BABY CHANGING ROOM
with fully tiled walls.

LADIES WC
comprising a Cloakroom with pedestal wash hand basin and 2 Separate WC's. Fully tiled walls.

GENTS WC
comprising 2 urinals, pedestal wash hand basin. Separate WC. Fully tiled walls.

KITCHEN
'L' shaped fully equipped with door to rear.

AREA OFF
leading to

LAUNDRY ROOM
with plumbing for washing machine. Ceramic tiled floor.

UTILITY ROOM
12'6" x 8'4"
with PVCu double glazed window.

INNER HALL.
with radiator. Walk-in understairs storage cupboard off. Door to the Delicatessen/Cafe.

FROM THE RESTAURANT AREA OFF THE /PUBLIC BAR A HAL

RESIDENTS REAR ENTRANCE HALL
with radiator. Staircase to first floor.

INNER HALL..
off with doors to the bar lounge and

BEER CELLAR
10'0" x 3'0"

FIRST FLOOR

LANDING
with fitted storage cupboards off

ROOM 4 COMPRISING: -

DOUBLE BEDROOM
13'4" x 13'0"
with boarded effect laminate flooring. Opaque single glazed window. 2 Radiators. TV point. 8 Power points. 2 USB charger ports.

EN-SUITE SHOWER ROOM
7'4" x 5'8" overall
with extractor fan. Boarded effect laminate flooring. Fully tiled walls. Opaque single glazed window. 2 Piece suite in white comprising WC and wash hand basin. Chrome towel warmer ladder radiator. Quadrant shower enclosure with plumbed-in shower over.

ROOM 3 COMPRISING: -

LIVING ROOM
18'8" x 8'1"
overall to include the kitchenette. Boarded effect laminate flooring. Radiator. PVCu double glazed window to fore. 8 Power points. TV point. 2 USB charger ports. 2 Wall light fittings. Part tiled walls to the kitchenette. Economy plus compact kitchen by 'Elfin Kitchens'. 'To include a fridge and microwave oven.'

DOUBLE BEDROOM
13'4" x 7'11"
with boarded effect laminate flooring. Radiator. PVCu double glazed window to fore. 2 Wall light fittings. 4 Power points. 2 USB charger ports.

EN-SUITE SHOWER ROOM
7'7" x 5'5"
with chrome towel warmer ladder radiator. Boarded effect laminate flooring. Fully tiled walls. Extractor fan. 2 Piece suite in white comprising WC and wash hand basin. Double shower enclosure with plumbed-in shower over

INNER LANDING
with radiator. Built-in store cupboards off.

UTILITY ROOM
9'1" x 8'6" plus
fitted cupboard housing the gas fired central heating boiler. Formerly a kitchen. PVCu opaque double glazed window. Base and eye level kitchen units incorporating a sink unit, hob and oven - NOT TESTED. Radiator. C/h timer control.

BATHROOM
with fully tiled walls. Boarded effect laminate flooring. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Extractor fan. 3 Piece suite in white comprising WC, wash hand basin and panelled bath with plumbed-in shower over and shower screen. This bathroom is for the sole use of Room 5

ROOM 5 COMPRISING: -

DOUBLE BEDROOM
9'3" x 9'1"
with 10 power points. 2 USB charger ports. TV point. Radiator. 2 Wall light fittings. PVCu double glazed window. Built-in cupboard.

ROOM 2 COMPRISING: -

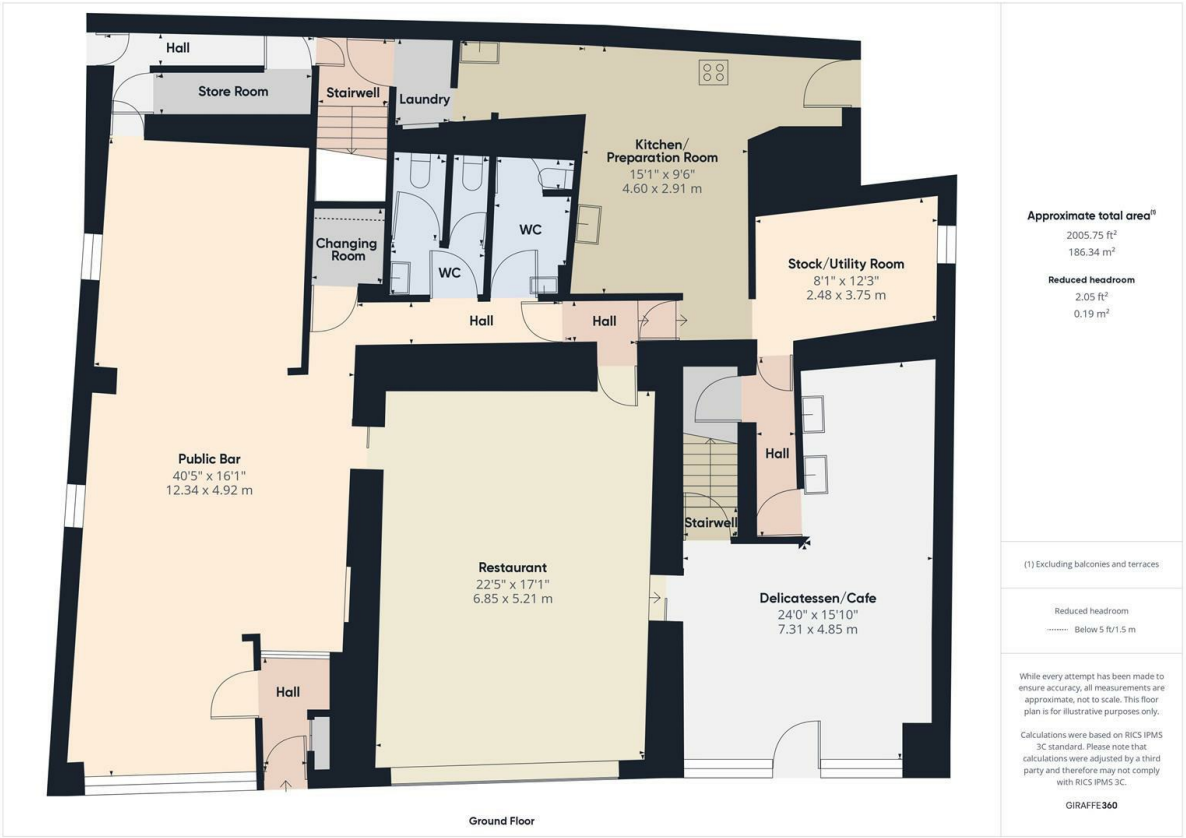
DOUBLE BEDROOM
with boarded effect laminate flooring. 2 Wall light fittings. 2 PVCu double glazed windows to fore. Boarded effect laminate flooring. TV point. 2 Radiators. 6 Power points. 2 USB charger ports.

EN-SUITE SHOWER ROOM
7'10" x 3'10"
with wall light fitting. Boarded effect laminate flooring. Chrome towel warmer ladder radiator. Fully tiled walls. Extractor fan. 2 Piece suite in white comprising wash hand basin and WC. Tiled double shower enclosure with plumbed-in shower over and sliding shower door.

INNER LANDING.
with 2 radiators. Door to the secondary staircase/stairwell. Door to

ROOM 1 COMPRISING: -

OPEN PLAN LIVING/DINING ROOM
16'3" x 14'4" overall
'L' shaped with boarded effect laminate flooring. 2 Radiators. TV point. 6 Power points. 2 PVCu double glazed windows to fore. Tiled surround to the 'Economy plus compact kitchen' that incorporates a sink unit, fridge and microwave oven.





Directions

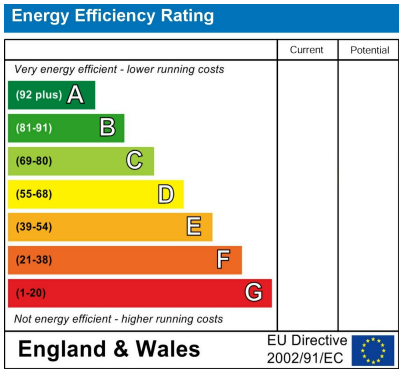
The premises is located in the centre of Burry Port just off 'Station Road' fronting onto 'Stepney Road' adjacent to the turning for 'Springfield Terrace'.

Viewings

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

Council Tax Band

Exempt



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