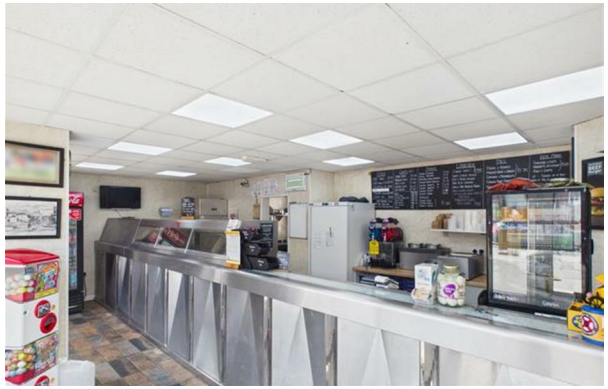






Nos 30 and 32 Heol Llanelli, Trimsaran, Kidwelly, Carmarthenshire, SA17 4AA

Offers In The Region Of £295,000

- RETIREMENT SALE. EXCELLENT OPPORTUNITY.
- SELF CONTAINED 2 BEDROOMED LIVING ACCOMMODATION.
- 1.5 MILES FFOS LAS RACECOURSE.
- 4.5 MILES PEMBREY COUNTRY PARK AND BURRY PORT HARBOUR.
- MIXED USE PREMISES.
- HIGHLY VISIBLE FRONTING BUSY THOROUGHFARE AT CENTRE OF VILLAGE.
- 4 MILES LLANELLI TOWN CENTRE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- UNOPPOSED TRADITIONAL AWARD WINNING FAMILY RUN FISH AND CHIP SHOP.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- 3 MILES ANCIENT TOWNSHIP OF KIDWELLY AND ITS RAILWAY STATION.

Nos 30 and 32 Heol Llanelli, Kidwelly SA17 4AA

Situated fronting onto the main thoroughfare between Llanelli town centre and 'Ffos Las' Racecourse a substantial deceptively large refurbished MIXED USE property incorporating a 2 BEDROOMED HOUSE and traditional unopposed fully equipped established FISH AND CHIP SHOP situated fronting the busy main thoroughfare at the centre of the village of Trimsaran fronting on to the B4308 road within 1.5 miles of 'Ffos Las' Racecourse, is within 3 miles of the ancient township of Kidwelly that is renowned for its Castle and offers a Railway Station, is within 4 miles of the town of Llanelli, is within 5 miles of Pembrey Country Park and Burry Port Harbour.

2 1 1

Council Tax Band: A





No 30 HEOL LLANELLi comprises: -
2 BEDROOMED LIVING ACCOMMODATION over two floors having an independent access at the front and which has its own electricity supply but the heating system is shared with the ground floor shop.
GAS C/H.
PVCu DOUBLE GLAZED WINDOWS.
SMOOTH SKIMMED AND COVED CEILINGS.
8' 8" and 8' 10" (2.64m and 2.69m) CEILING HEIGHTS TO MOST GROUND FLOOR ROOMS.
LIGHT OAK BOARDED EFFECT INTERNAL DOORS.
THE FITTED CARPETS ARE INCLUDED.

VESTIBULE HALL
with PVCu entrance door with opaque double glazed lights. Electricity consumer unit. Ceramic tiled floor. Half tiled walls. PVCu opaque double glazed door to

RECEPTION HALL
with boarded effect laminate flooring. Staircase to first floor. Radiator. C/h thermostat control. Telephone point. 2 Power points. WALK-IN UNDERSTAIRS STORAGE CUPBOARD.

LIVING ROOM
17'4" x 15'0"
with boarded effect laminate flooring. 2 Radiators. Dado rail. PVCu double glazed picture window. Access to loft space. 10 Power points. Telephone point. Fitted cupboard. Part glazed door to

FITTED KITCHEN
13'0" x 7'6" avg
with ceramic tiled floor. PVCu double glazed window. PVCu opaque double glazed door to outside. Plumbing for washing machine. Part tiled walls. Upright panel radiator. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, spice rack, canopied cooker hood and integrated fridge/freezer 'Beko' cooking range. 8 Power points. 7' 4" (2.24m) Ceiling height.

FIRST FLOOR -
8' (2.44m) Ceiling heights

LANDING
with radiator. 2 Power points. Access to loft space. PVCu double glazed window.

BATHROOM
11'6" x 6'3"
with boarded effect flooring. PVCu double glazed window. Fully tiled walls. Towel warmer ladder radiator. Wall mounted 'Glow-worm' gas fired central heating combi boiler. 3 Piece suite in white comprising panelled bath, pedestal wash hand basin and WC. Quadrant shower enclosure with plumbed-in shower over and sliding shower door.

FRONT BEDROOM 1
with boarded effect laminate flooring. Radiator. PVCu double glazed window. 4 Power points.

FRONT BEDROOM 2
11'2" x 7'4" overall
with boarded effect laminate flooring. Radiator. PVCu double glazed window. 2 Power points. Fitted cupboard.

'VILLAGE PLAICE' FISH AND CHIP SHOP No. 32 HEOL LL
Occupying a long established trading position fronting the main thoroughfare at the centre of Trimsaran and comprising: -

TRADITIONAL FISH AND CHIP SHOP/TAKEAWAY
25'2" x 14'9" overall
slightly 'L' shaped with 2 PVCu double glazed display windows one of which is 9' 7" (2.92m) wide. 2 PVCu double glazed entrance doors. Waterproof panelled walls. Ceramic tiled floor. 8 Power points. Stainless steel counter servery. Stainless steel 'Hewigo' 3 pan range. 'Gastro-line' fish fridge. Stainless steel fish preparation table with wash hand basin, 2 Bain Marie's, microwave oven etc.

KITCHEN
9'11" x 9'7"
with vinyl floor covering. Waterproof panelled walls. PVCu double glazed window. 3 Stainless steel tables and splashback. Double bowl stainless steel sink unit. Stainless steel canopied cooker hood. Fitted stainless steel shelving. Radiator. 8 Power points. Extractor fan. Gas meter. PVCu opaque double glazed door to rear.

HALL
with vinyl floor covering.

FREEZER ROOM
7'10" x 5'6"
with vinyl floor covering. 4 Power points.

STOCK ROOM
4'10" x 4'6"
with provision for WC.

EXTERNALLY
Unrestricted on-street parking available immediately to fore. Concreted courtyard off the rear of the shop with a gated access to the rear courtyard of No. 30 and which leads along one side of No. 34 with paved terrace off and decorative stoned area. OUTSIDE LIGHTS and WATER TAPS

POTATO PREPARATION ROOM
14'4" x 6'7"
with hot and cold water. PVCu opaque double glazed window. Waterproof panelled walls. Ceramic tiled floor with drain inset. Wash hand basin. PVCu part opaque double glazed entrance door.

ADJOINING LEAN-TO FUEL STORE
19'0" x 7'8"
with fitted workbench

ACCOUNTS
are available to bone fide applicants

STAFF
Family run with 3 working in the fish and chip shop.

OPENING HOURS
Sunday and Monday - closed
Tuesday - Saturday - 12pm - 8pm

ENERGY PERFORMANCE CERTIFICATES
No 30 HEOL LLANELLI

ENERGY EFFICIENCY RATING: - D (67).
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the EPC Register Website and by inserting the following Certificate No: - 6924-2651-1177-6505-3643.

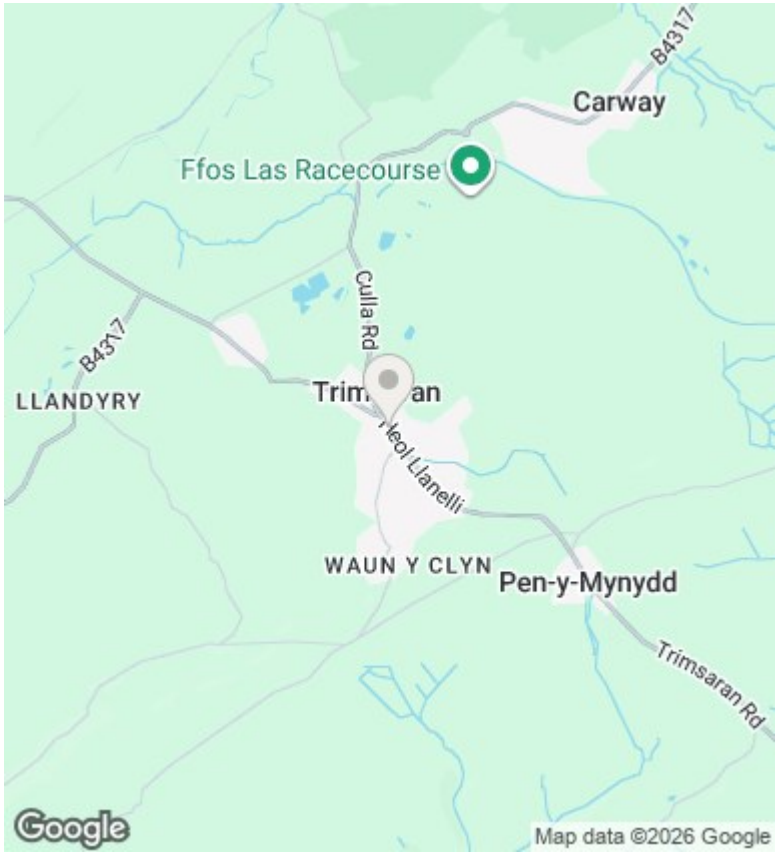
No 32 HEOL LLANELLI

ENERGY EFFICIENCY RATING: - C (52).
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the EPC Register Website and by inserting the following Certificate No: - 2288-3005-3065-8704-6625.

No 34 HEOL LLANELLI

ENERGY EFFICIENCY RATING: - D (59).
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the EPC Register Website and by inserting the following Certificate No: - 0258-1210-0506-8613-0204.





Directions

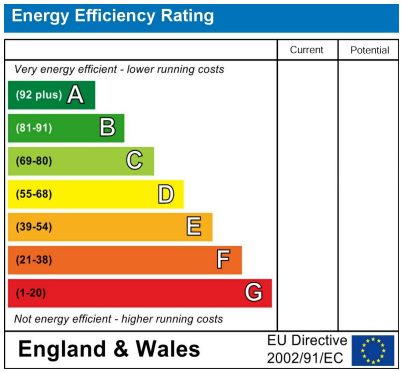
Travelling from the Carway or Kidwelly directions, the property is located in the centre of Trimsaran opposite Garden Suburbs and before Gwynne Price Coaches and the right hand turning for 'Heol Waun y Clun'

Viewings

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

Council Tax Band

A



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01267 - 220424
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