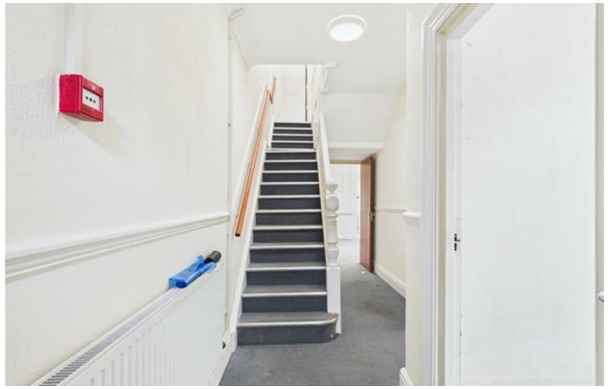






No 13A Barn Road, Carmarthen, SA31 1DD

Offers In The Region Of £135,000

- BAY FRONTED END TERRACED OFFICE PREMISES.
- SUITABLE FOR A NUMBER OF USAGES - SUBJECT TO PLANNING.
- IMPROVEABLE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- FRONTING BUSY THOROUGHFARE.
- FLOOR AREA - 107.5 SQUARE METRES.
- NO FORWARD CHAIN.
- CLOSE TO 'MARKS AND SPENCERS' AND 'ST. .JOHNS' MUNICIPAL CAR PARK.
- FRONT AND REAR GARDENS.
- FIRST TIME ON THE MARKET SINCE 1953.

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A most conveniently situated BAY FRONTED END OF TERRACE OFFICE PREMISES that is suitable for a number of usages subject to the necessary consents being obtained that is in need of modernisation and which was formerly the Farmers Union of Wales Offices and located close to the readily available facilities and services at the centre of the County and Market town of Carmarthen.

0 2 0

Council Tax Band: Exempt





VESTIBULE HALL
with fire alarm control box. Electricity consumer unit. Glazed/panelled door to

RECEPTION HALL
with radiator. Dado rail.

RECEPTION OFFICE
wide PVCu double glazed bay window. Radiator. Telephone points. Fitted cupboard to either side of former fireplace. 6 Power points.

INNER HALL
with staircase to first floor. Dado rail. 2 Power points. Walk-in understairs storage cupboard off.

OFFICE No 1
13'4" x 11'11"
with radiator. PVCu double glazed window. Fireplace incorporating a fitted gas fire - NOT TESTED - with fitted floor to ceiling cupboard to either side. 6 Power points. Telephone points. PVCu double glazed window to rear. Built-in cupboard.

OFFICE No 2
14'11" x 12'0"
with PVCu double glazed windows. Built-in cupboard to side of former fireplace. Radiator. Telephone points. 8 Power points. Emergency lighting.

STORE ROOM
11'9" x 11'1" overall
'L' shaped with radiator. PVCu opaque double glazed window. PVCu opaque double glazed door to outside. Fitted shelving. 2 Power points. 'Vaillant' wall mounted gas fired central heating boiler - NOT TESTED.

SEPARATE WC
5'3" x 4'9"
with wet room flooring. Radiator. PVCu opaque double glazed window. Extractor fan. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback.

FIRST FLOOR -
9' (2.74m) Ceiling heights

LANDING
19'10" x 6'6" overall
with part vaulted ceiling with skylight. 2 Power points. Dado rail. Cupboard off the stairwell. Access to loft space.

FITTED KITCHEN/STAFF ROOM
12'5" x 10'8"
with vinyl floor covering. Radiator, PVCu double glazed window to side. Part tiled walls. 8 Power points. Telephone point. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit and electric oven. Picture rail.

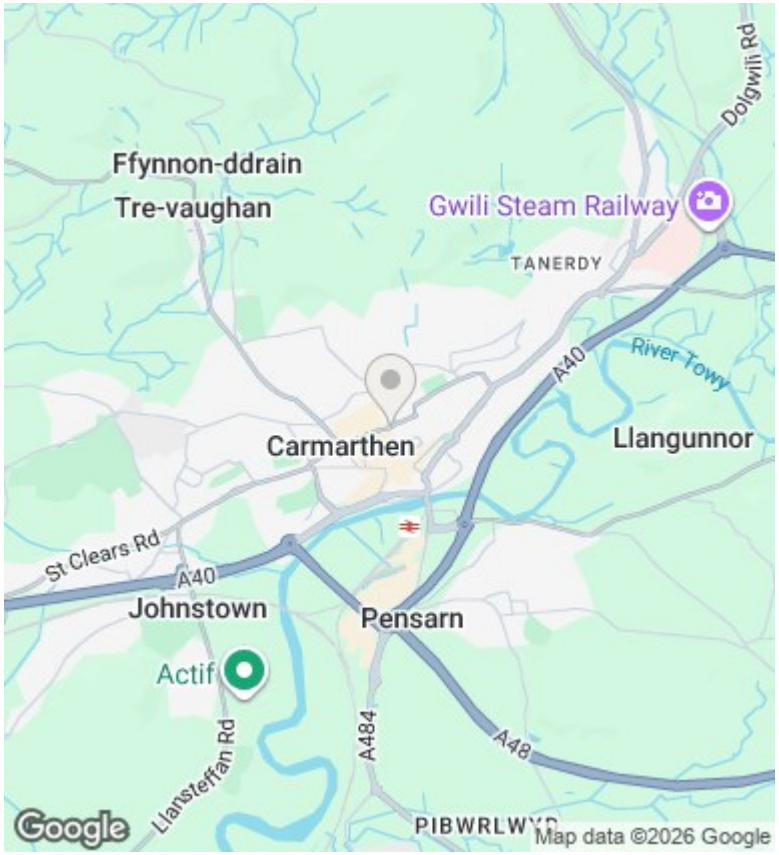
SEPARATE WC
5'7" x 5'5"
with PVCu opaque double glazed window. Part tiled walls. Radiator. Vinyl floor covering. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath.

GENERAL OFFICE
25'10" x 12'4"
formerly two rooms with double aspect. PVCu double glazed windows to front and rear. 2 Radiators. Access to loft space. 12 Power points. Telephone points. Fitted shelving.

OFFICE No 3
12'0" x 6'3"
with exposed boarded floor. 2 Radiators. PVCu double glazed window to fore. 2 Power points.

EXTERNALLY
Walled/railed/gated concrete forecourt. Rear walled concreted courtyard.





Directions

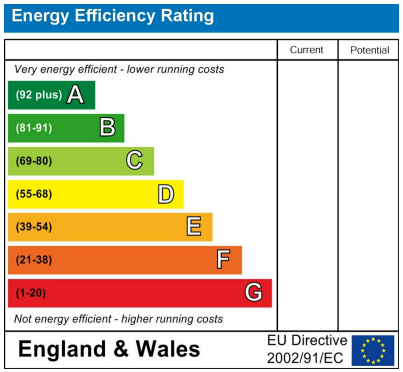
The property is located at the beginning of 'Barn Road' adjacent to the junction with 'John Street.'

Viewings

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

Council Tax Band

Exempt



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