



40 Murray Street, Llanelli, Carmarthenshire SA15 1DJ

£125,000 For Sale

Property Features

- 3-storey mid-terrace property in need of refurbishment
- Re-development opportunity (s.t.p.p)
- Ground floor public house with cellar
- 3-bedroom maisonette flat above
- Enclosed rear courtyard with gated access onto rear service lane
- Edge of Llanelli town centre

Property Summary

A 3-storey former public house with 3-bed maisonette above in need of refurbishment, having conversion potential subject to obtaining the necessary planning consents, with an enclosed rear courtyard and gated access onto rear service lane, providing option for off-road parking, subject to the necessary consents.



Full Details

ACCOMMODATION

GROUND FLOOR

Bar Area

2.98m x 7.02m (9' 9" x 23' 0") and 2.63m x 7.08m (8' 8" x 23' 3")

Rear Seating Area

4.36m x 3.25m (14' 4" x 10' 8")

Store

0.89m x 2.61m (2' 11" x 8' 7")

Former Games Room

5.98m x 3.03m (19' 7" x 9' 11")

Male Toilets

Female Toilets

CELLAR

FIRST FLOOR

Kitchen - diner

2.97m x 3.72m (9' 9" x 12' 2")

Living Room

3.22m x 4.68m (10' 7" x 15' 4")

Bedroom 1

3.15m x 3.59m (10' 4" x 11' 9")

Bathroom

2.81m x 3.19m (9' 3" x 10' 6")





SECOND FLOOR

Bedroom 2

1.64m x 2.80m (5' 5" x 9' 2") and 3.92m x 3.68m (12' 10" x 12' 1")

Restricted head height in part.

Bedroom 3

6.02m x 3.90m (19' 9" x 12' 10")

Restricted head height in part.

EXTERNALLY

Outbuilding - Former Coal Shed

1.70m x 5.23m (5' 7" x 17' 2")

Enclosed Rear Courtyard

FURTHER INFORMATION

Tenure

We are advised the property is held on a Freehold basis with vacant possession upon completion.

Services

We understand the Property benefits from all mains services. None of the services have been tested at the Property.

Energy Performance Certificate

EPC Rating D (77).

Rateable Value

We understand that public house element of the property benefits from a Rateable Value of £2,000 per annum.

Council Tax Band

We understand that the Maisonette Flat benefits from a Council Tax Band B for 2023/2024 - approx. £1,484.51.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department.





Rights of Way, Wayleaves and Easements (if any)

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Plans

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Viewing

Strictly by appointment with the selling agents.

For further information please contact Rees Richards & Partners Carmarthen office - 12 Spilman Street, Carmarthen SA31 1LQ.

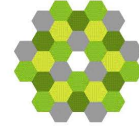
Tel: 01267 612021

Email: property@reesrichards.co.uk

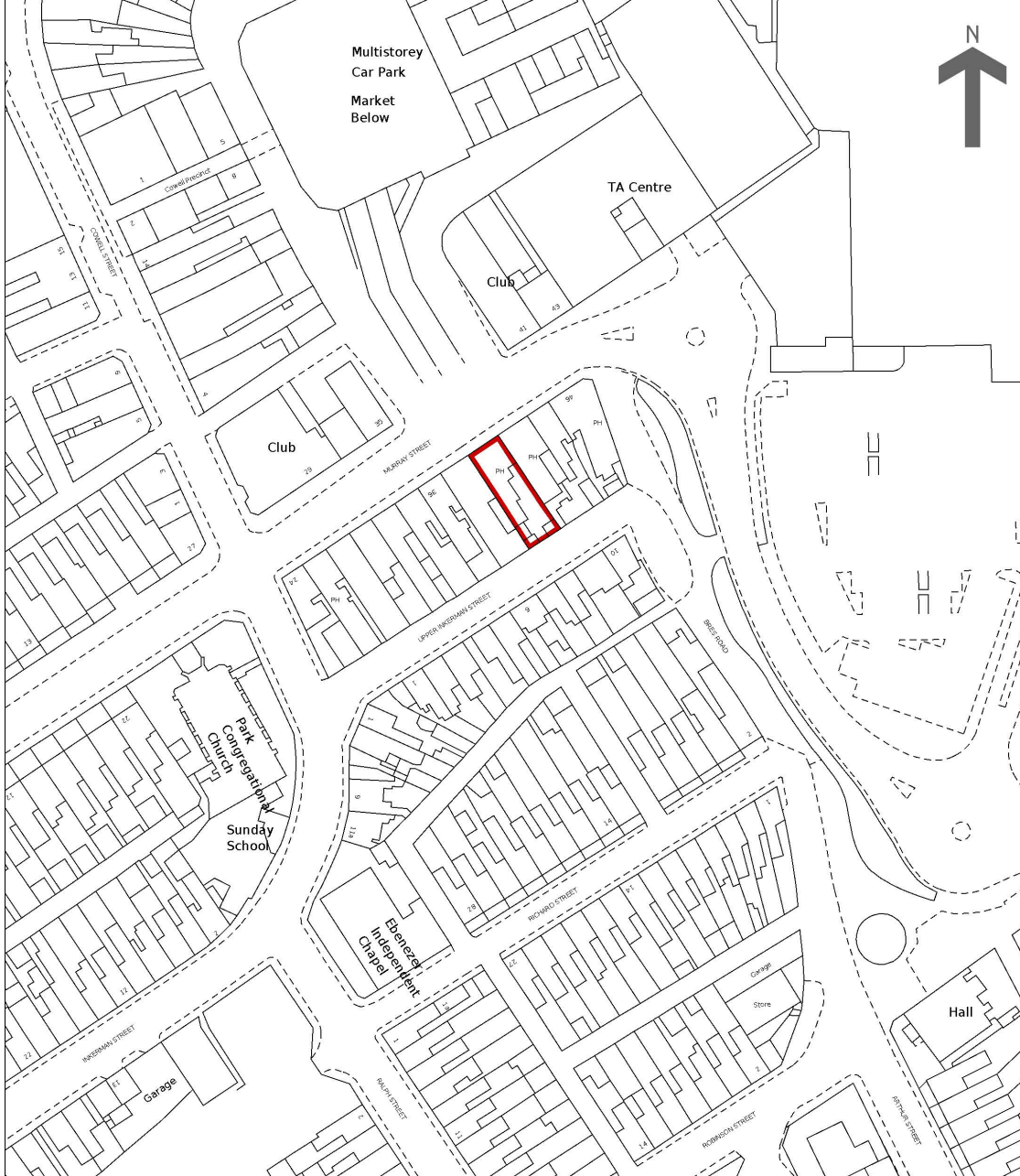


HM Land Registry
Official copy of
title plan

Title number **CYM478029**
Ordnance Survey map reference **SN5000SE**
Scale **1:1250**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**



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For Identification Purposes Only



Double Dragon, 40 Murray Street, Llanelli SA15 1DJ