





**A handsome Grade II Listed property with
planning consent granted for conversion into a
residential dwelling.**

Overview

Ty Carwyn was previously occupied by a number of local and administrative occupiers, to include Carmarthenshire Association of Voluntary Services and in the 1970's, the property was known as 'Jeremy's Commercial Hotel'. Most recently, the property benefits from granted planning consent for the conversion to a residential dwelling from office accommodation.

The building comprises the principle 4-storey building, along with a two-storey rear extension, in addition to an enclosed courtyard area and has undergone extensive works on the fabric of the building. The works include new render and painting, repairing and replacing timber windows and doors and replacing timber fascia boarding.



Location

Carmarthen is the county town of Carmarthenshire and the administrative centre for the county and West Wales. Ty Carwyn fronts directly onto St. Peter's Street, at the start of King Street, a busy one-way street through the traditional part of Carmarthen town centre, just off the A484 thoroughfare.

The property adjoins Carmarthen Library and St. Peter's surface car-park, with over 460 spaces for both short stay and long stay. Occupiers along King Street and surrounding includes independent stores, eateries, galleries, chain retailers and professional services, to include Co-Op Food, Lloyds Bank and Lyric Theatre. Other notable retailers nearby include Marks & Spencer, Boots, Days Department Store and Cafe Nero to name a few.





Accommodation

The property is accessed directly off St. Peter's Street to the front, with the front door leading into an entrance hall, with two reception rooms and toilet facilities. Steps lead down to a rear hall with doors to the rear courtyard, two further rooms and stairs to the basement level with boiler and strong room. A staircase leads to the first floor with eight rooms and a cloakroom, with a further three rooms on the second floor.



The property have been tastefully decorated in part, with only flooring required before occupation, whilst other parts of the property require greater updating works. Externally, there is a small paved garden to the front facing onto St. Peter's Street, as well as a rear tarmacadamed courtyard area with direct pedestrian access onto adjacent St. Peter's surface car-park, with over 460 spaces for both short and long stay.









Further Information

Tenure

We understand that the property is held freehold with vacant possession upon completion.

Srvices

The property benefits from mains water supply, mains electricity, mains drainage and mains gas.

Council Tax Band

To be assessed.

Energy Performance Certificate

Not applicable.

Rights of way, Easements and Waleaves

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

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.

Planning

The property benefits from full planning permission for the change of use from office accommodation to residential (dwelling) under planning application number PL/03995 dated 03/07/2023. All other planning related enquiries to Carmarthenshire County Council Planning Department.

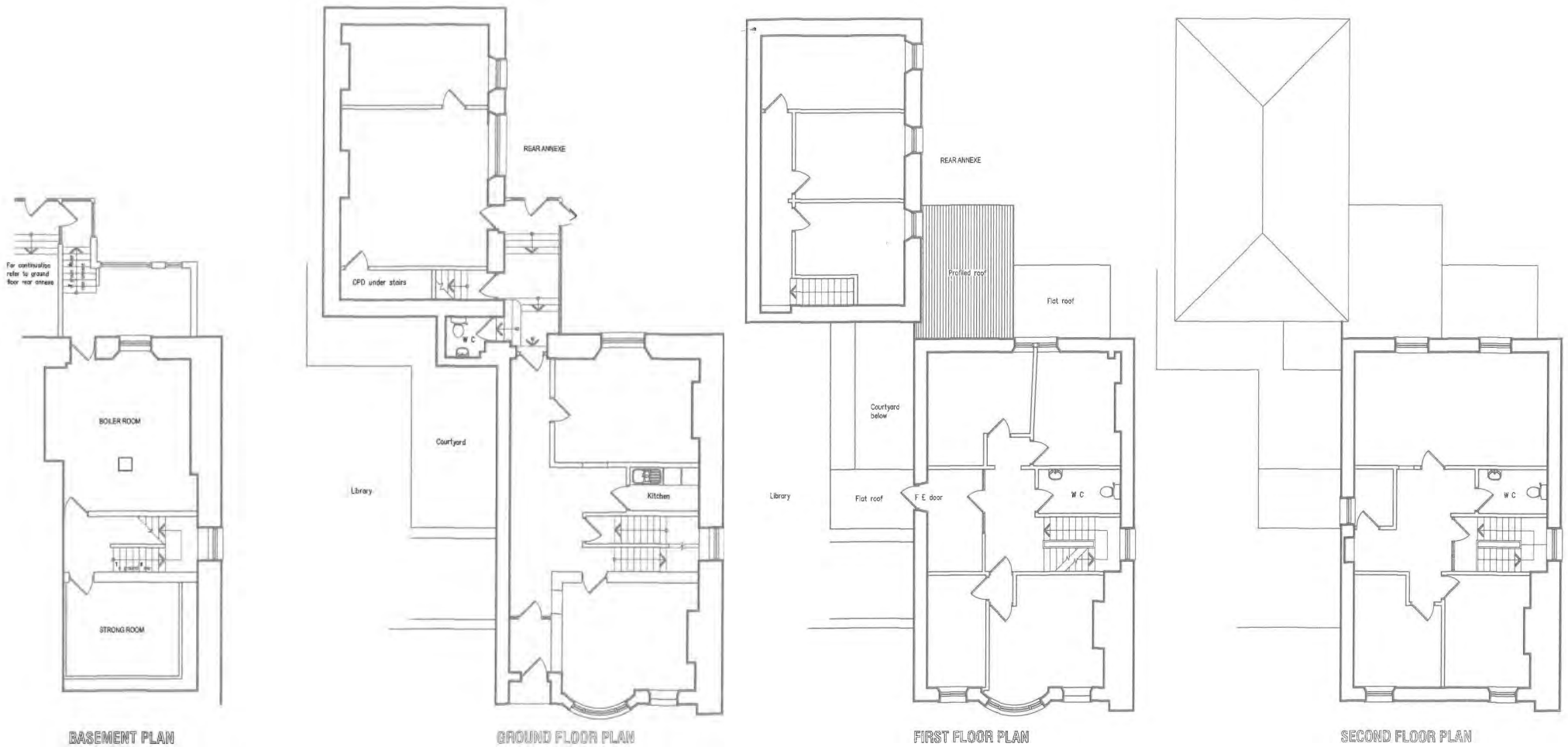
Viewing

Strictly by appointment with the Vendors Sole Agents Rees Richards & Partners. Please contact our Carmarthen office for further information: 12 Spilman Street, Carmarthen SA31 1LQ

Tel: 01267 612 021 or email property@reesrichards.co.uk

Ty Carwyn

Floorplan



BASEMENT PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

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