

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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- EXCELLENT INVESTMENT OPPORTUNITY.
- PROMINENT UNIQUE POSITION.
- A1 AND A3 USE.
- OVERALL FLOOR AREA = 259 SQ.M.
- ATTRACTIVE MIXED USE TERRACED PREMISES.
- FORMER RESTAURANT/TEA ROOMS WITH UPTO 60 TABLE COVERS.
- 2 BEDROOMED SELF CONTAINED FLAT.
- 1 DOUBLE BEDROOMED MAISONETTE.
- OIL C/H. DOUBLE GLAZED WINDOWS.
- LAUGHARNE TOWN CENTRE.

Nos 3 - 4 Grist Square
Laugharne
SA33 4SS

£475,000 OIRO
FREEHOLD

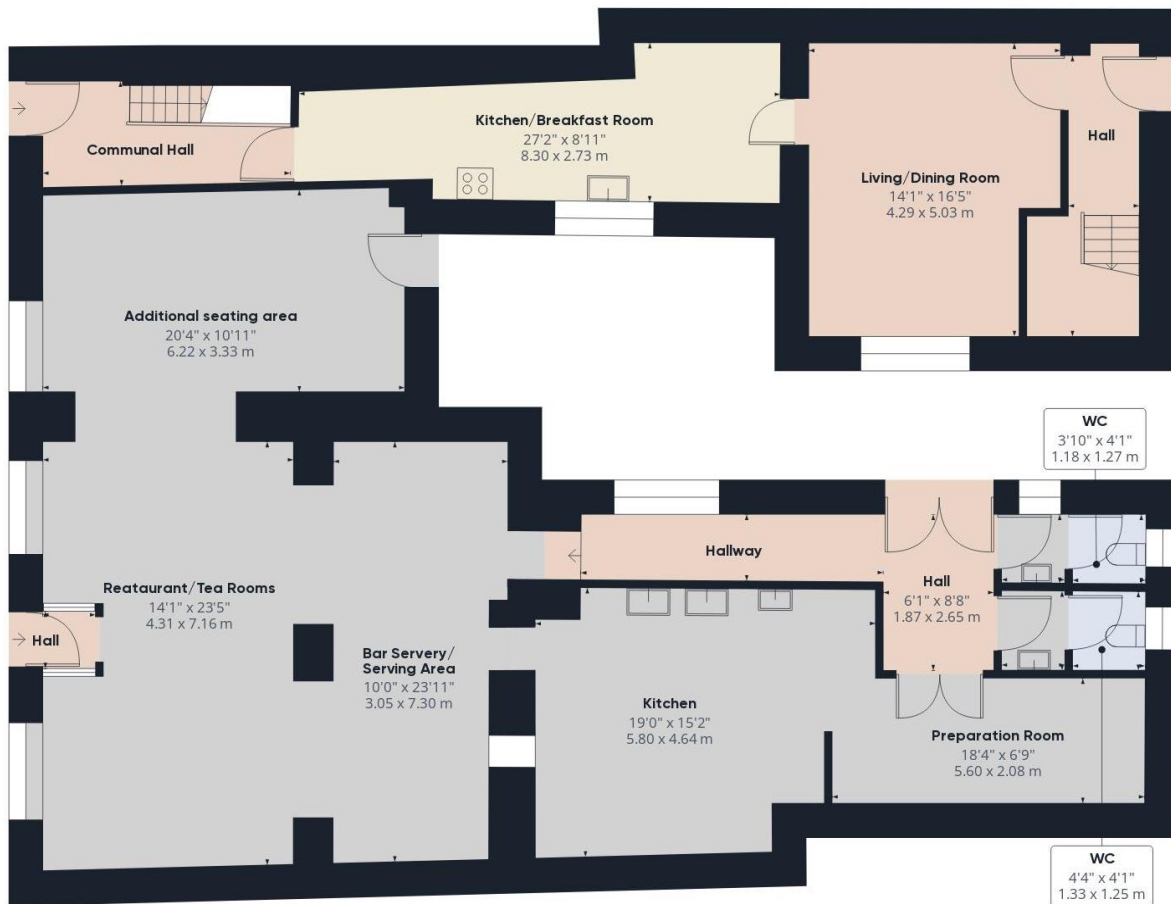
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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



Ground Floor



Floor 1

A very well presented **MIXED USE TERRACED PREMISES** having an attractive stone facade occupying a long established **prominent and unique trading position** and comprising a **FORMER LICENSED RESTAURANT AND TEA ROOMS** with table covers for upto 60, a **2 BEDROOMED SELF CONTAINED FIRST FLOOR FLAT** and a **1 DOUBLE BEDROOMED MAISONETTE** enjoying **dual road frontage** to 'Grist Square' at the fore and 'Frogmore Street' at the rear **opposite** the Municipal Car Park and entrance to 'The Strand' fronting onto the main thoroughfare at the **centre of the ancient estuarial township of Laugharne** that is renowned for its Castle and Dylan Thomas connections and which in turn is located on the A4066 'St. Clears to Pendine' coastal road some **4 miles south** of the town of St. Clears and A40 dual carriageway, is within **5 miles of the extensive sandy beach at Pendine** and is located approximately **14 miles south west** of the County and Market town of **Carmarthen**.

The property is located occupying a unique prominent position at the centre of the township and applicants should note that the property was completely re-developed, refurbished and partly re-built in 1998 to include the provision of a new roof.

OIL C/H to the flat and maisonette. **DOUBLE GLAZED WINDOWS.**

THE PREMISES HAS THE BENEFIT OF A1 AND A3 USE.

FORMER LICENSED RESTAURANT AND TEA ROOMS

Affording an overall floor area of approximately 130 square metres that has the benefit of: -

ELECTRIC HEATING.

DOUBLE GLAZED WINDOWS.

SMOOTH SKIMMED CEILINGS.

ENTRANCE HALL with panelled/glazed entrance door.

FORMER RESTAURANT/TEA ROOMS 25' 5" x 24' 1" (7.74m x 7.34m) overall with laminate flooring. Feature brick pillars and walls. Feature brick fireplace. 2 Double glazed windows to fore with quarry tiled sills. Recessed downlighting to smooth skimmed ceilings. Mains fire and smoke detectors. 17 Power points. Counter servery. Fitted shelving. Part vaulted ebonised beamed ceiling with 3 double glazed 'Velux' windows. Serving hatch to the former kitchen. **9' 4" (2.85m) wide opening** to

FORMER RESTAURANT/ADDITIONAL SEATING AREA 20' 6" x 11' (6.24m x 3.35m) with terrazzo tiled floor. Double glazed window to fore with a quarry tiled sill. 3 Picture lights. Smoke alarm. Fire alarm keypad. Electricity consumer unit. 4 Power points. Panelled door to the Courtyard.

FORMER KITCHEN 19' x 14' 10" (5.79m x 4.52m) overall 'L' shaped with vinyl floor covering. 21 Power points. Fire and smoke alarm. Commercial double bowl stainless steel sink unit. Stainless steel canopied cooker hood. Wash hand basin. Opening to

PREPARATION/UTILITY ROOM 18' 6" x 6' 10" (5.63m x 2.08m) with vinyl floor covering. Access to loft space. Double door access to the rear hall. 6 Power points. Electricity consumer unit.

REAR HALL with PVCu door with part opaque double glazed side screen to the rear Courtyard and 'Frogmore Street'. Recessed downlighting. Opening to



SIDE HALL 8' 9" x 6' 2" (2.66m x 1.88m) with recessed downlighting. PVCu opaque double glazed window.

LADIES WC comprising: -

CLOAKROOM with pedestal wash hand basin. Cold water tap. Vinyl floor covering. Boarded doors to the rear hall and

WC with WC in white. PVCu opaque double glazed window. Vinyl floor covering.

GENTS WC comprising: -

CLOAKROOM with vinyl floor covering. Pedestal wash hand basin. PVCu opaque double glazed window. Boarded doors to the Reception Hall and

WC with WC in white. Vinyl floor covering. PVCu opaque double glazed windows.

THE LIVING ACCOMMODATION (Nos 3 - 4 GRIST SQUARE) has the benefit of: -

THE LIVING ACCOMMODATION HAS BEEN SOUND PROOFED AS PART OF THE RENOVATION WORK IN 1998.

FIRE DOORS. EMERGENCY LIGHTING.

INTEGRATED INTERLINKED FIRE ALARM.

Applicants should note that the two self contained flats could easily be utilised as a single residential unit or alternatively for long term Residential or Holiday Letting use.

COMMUNAL ENTRANCE HALL 14' 1" x 6' 5" (4.29m x 1.95m) overall with opaque glazed/panelled door to 'Grist Square'. Tiled floor. Dado rail. **Staircase to the first floor self contained flat.** 4 Power points. Electric meter cupboard. Understairs storage area. Smoke detector. **Door to**

MAISONETTE

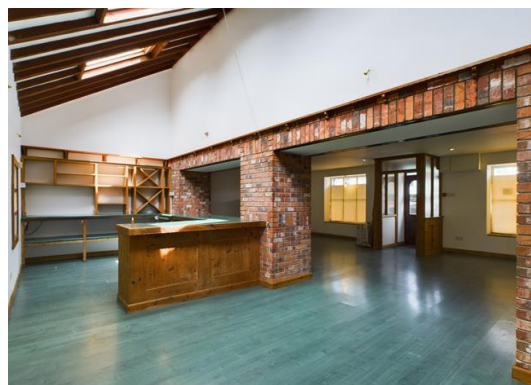
OIL C/H with thermostatically controlled radiators.

SMOOTH SKIMMED CEILINGS.

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: - 2873-4264-4582-0503-0102.**

FITTED 'GALLEY' STYLE KITCHEN/BREAKFAST ROOM 27' 3" x 9' (8.30m x 2.74m) overall slightly 'L' shaped with tiled floor. 2 Double glazed 'Velux' windows to part sloping ceiling. Part tiled walls. Double glazed window overlooking the Courtyard. 4 USB charger ports. 13 Power points. Radiator. Access to loft space. C/h timer control. Range of fitted base and eye level kitchen units incorporating a sink unit. Plumbing for washing machine. TV point. Part opaque double glazed door to



LIVING/DINING ROOM 16' 6" x 14' 2" (5.03m x 4.31m)
overall slightly 'L' shaped with radiator. Double glazed window. TV point. 7 Power points. Part opaque glazed door to

REAR HALL with tiled floor. Radiator. 2 Power points. Staircase to first floor. Understairs storage area. Fire and smoke alarms. Fitted cupboard with fire alarm and consumer unit. **Door to 'Frogmore Street'.**

FIRST FLOOR

LANDING with double glazed 'Velux' window to the stairwell. 2 Power points. Smoke alarm.

SHOWER ROOM with ceramic tiled floor. Opaque double glazed window. Double glazed 'Velux' window to part sloping ceiling with recessed downlighting. Radiator. 2 Piece suite in white comprising pedestal wash hand basin and WC. Shower enclosure with waterproof panelled walls, plumbed-in shower, curtain and rail. Vent-Axia.

DOUBLE BEDROOM 16' 7" x 11' 10" (5.05m x 3.60m) overall slightly 'L' shaped with radiator. Double glazed window. Double glazed 'Velux' window to part sloping ceiling. 6 Power points.

THE SELF CONTAINED FIRST FLOOR FLAT (3 AND 4 GRIST SQUARE)

OIL C/H.

ENERGY EFFICIENCY RATING: - E (52).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0030-9270-7224-7879-5224.

The Flat is approached from the **front communal entrance hall** and comprises: -

LANDING

HALLWAY with smoke and fire alarms. Radiator. 2 Power points. Store cupboard with fire alarm control board. Electricity consumer unit. Oil fired central heating boiler. 1 Power point. Electric light.

FRONT BEDROOM 1 11' 1" x 10' 6" (3.38m x 3.20m) overall 'L' shaped with secondary glazed sash window. Radiator. 4 Power points.

BATHROOM 8' 11" x 5' 11" (2.72m x 1.80m) with ceramic tiled floor. Opaque double glazed window. Radiator. Extractor fan. Wall light with shaver point. 3 Piece suite comprising WC, pedestal wash hand basin and panelled bath with shower attachment. Waterproof panelled splashbacks.

FRONT BEDROOM 2 10' 11" x 8' 11" (3.32m x 2.72m) with radiator. 2 Power points. Secondary glazed sash window. Access to loft space.



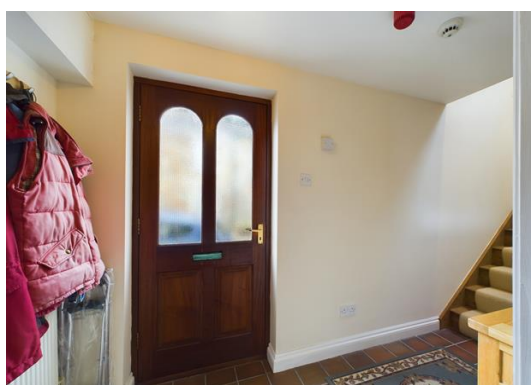
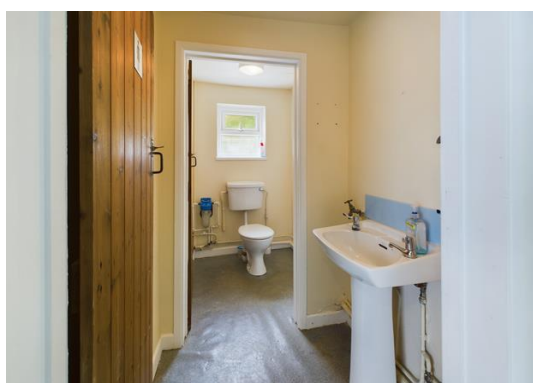
FITTED KITCHEN/BREAKFAST ROOM 11' 1" x 8' 6"
(3.38m x 2.59m) with tiled floor. Secondary glazed sash window. Part tiled walls. Radiator. 7 Power points. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a sink unit and cooker hood.

LIVING/DINING ROOM 15' 6" x 14' 5" (4.72m x 4.39m) with radiator. 2 Secondary glazed sash windows to fore. Wiring for two wall light fittings. 7 Power points. TV point.

EXTERNALLY

Un-restricted on street parking available to the front and rear. Enclosed double gated brick paved Courtyard that is accessed from 'Frogmore Street'. **2 OIL STORAGE TANKS.**

GRANT EXTERNAL OIL FIRED CENTRAL HEATING BOILER serving the **Maisonette.**









ENERGY EFFICIENCY RATING: - **Business Premises** = C (51)

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9843-7134-8302-1703-1506.

SERVICES: - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: - **LIVING ACCOMMODATION** = BAND A. 2024/25 = £1,326.83p

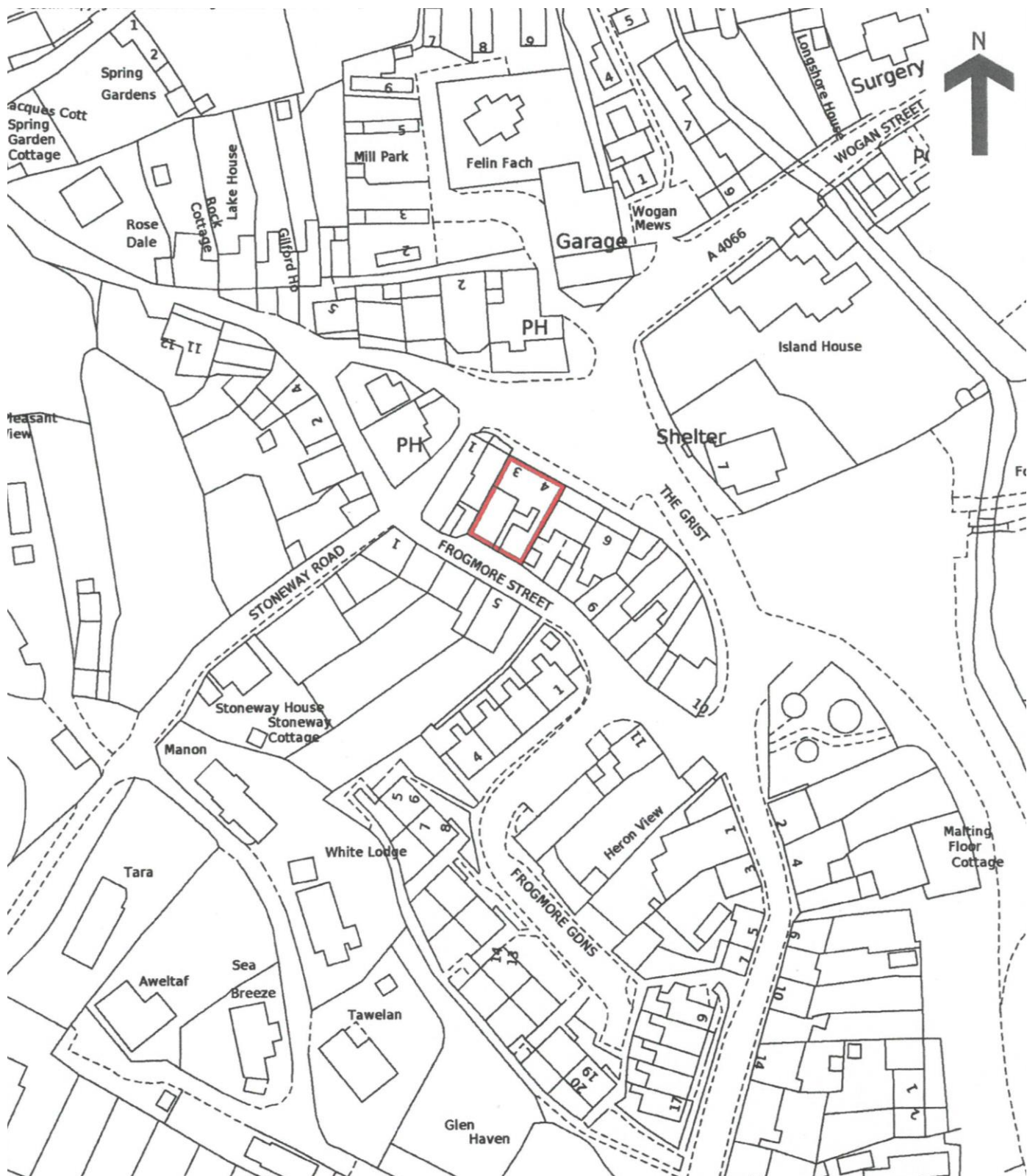
BUSINESS PREMISES: -

RATEABLE VALUE - FORMER RESTAURANT/TEA ROOMS - 2024/25 = £11,250.00p.

BUSINESS RATE PAYABLE - 2024/25 - £6,322.50p. **ONCE OCCUPIED SMALL BUSINESS RATE RELIEF WILL APPLY.** *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.



THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - The premises is located at the **centre of Laugarhne** fronting onto 'Grist Square' **opposite** the entrance to the Municipal Car Park and 'The Strand'.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

13.07.2024 - REF: 6848