



- **MIXED USE PREMISES.**
- **A3 PLANNING. NO FORWARD CHAIN.**
- **GAS C/H.**
- **PVCu TRIPLE AND DOUBLE GLAZED WINDOWS.**
- **FRONTING BUSY THOROUGHFARE.**
- **FORMER FISH AND CHIP SHOP/CAFE/TAKEAWAY.**
- **SELF CONTAINED 2 BEDROOMED FLAT.**
- **CAFE CAN TAKE TABLE COVERS FOR UPTO 30.**
- **CLOSE TO ASDA SUPERCENTRE.**

**No 44 Murray Street
Llanelli
SA15 1DJ**

**£139,950 OIRO
FREEHOLD**

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A conveniently situated **MIXED USE COMMERCIAL PREMISES** comprising a **GROUND FLOOR LOCK-UP SHOP/FORMER FISH AND CHIP RESTAURANT/TAKEAWAY/CAFE** having A3 planning with at first floor level a very well presented **2 BEDROOMED SELF-CONTAINED FLAT** over 2 floors all situated enjoying a **highly visible position with excellent 'footfall'** fronting onto 'Murray Street' **opposite** a Municipal multi-storey Car Park and the 'Asda Supercentre' close to the readily available facilities and services at the centre of the administrative town of Llanelli.

NO FORWARD CHAIN. GAS C/H to the flat - NEW BOILER 2015. A3 PLANNING.

PVCu TRIPLE and DOUBLE GLAZED WINDOWS TO THE FLAT. FIRE ALARM.

3 PHASE ELECTRICITY INSTALLED TO THE SHOP UNIT. EMERGENCY LIGHTING.

FIRST TIME ON THE MARKET SINCE 2007/8. THE FITTED CARPETS ARE INCLUDED.



PVCu DOUBLE GLAZED ENTRANCE DOOR TO

COMMUNAL ENTRANCE HALL 14' 3" (4.34m) in depth with part tiled walls. Vinyl non-slip flooring. Electronically operated shutter door. Door to the self contained flat. Door to

FORMER FISH AND CHIP SHOP/TAKEAWAY 28' x 11' 10" (8.53m x 3.60m) with vinyl non-slip flooring. **12' 10" (3.91m)** Wide PVCu double glazed display window. Air conditioning. Part tiled walls. 20 Power points. Gas meter. Stainless steel worksurface. Stainless steel canopied cooker hood. Stainless steel double bowl sink unit. Walk-in understairs storage cupboard with power and lighting.

FORMER CAFE 26' x 14' (7.92m x 4.26m) overall that can take **table covers for upto 30**. 7 Wall light fittings. Vinyl non-slip flooring.

REAR HALL with 2 power points. Wall light. Vinyl non-slip flooring.

KITCHENETTE 6' 3" x 5' 8" (1.90m x 1.73m) with vinyl non-slip flooring. Extractor fan. 2 Power points.

LADIES AND GENTS WC'S each with 2 piece suites and extractor fans and vinyl non-slip flooring.

REAR HALL with vinyl non-slip flooring. PVCu door to '**Upper Inkerman Street**' and the pedestrian crossing to the '**Asda Supercentre**'.

FORMER PREPARATION ROOM 13' 8" x 7' 9" (4.16m x 2.36m) with vinyl non-slip flooring. Tiled/stainless steel cladding to the walls. PVCu double glazed window. Pressurised un-vented hot water cylinder with dual immersion heater. 9 Power points.

THE SELF-CONTAINED FLAT is approached from the **communal entrance hall** via a staircase and stairwell and comprises: -

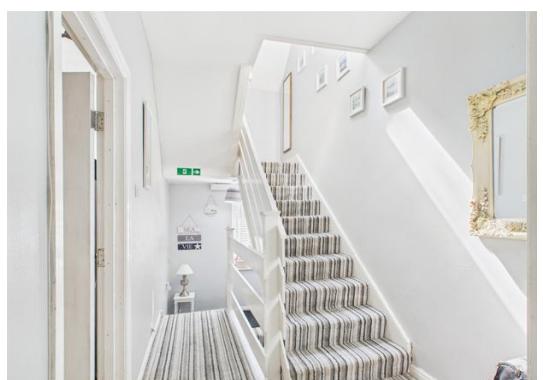
GAS C/H with thermostatically controlled radiators - **NEW BOILER 2015**.

PVCu TRIPLE AND DOUBLE GLAZED WINDOWS.

GROUND FLOOR

staircase to first floor

FIRST FLOOR LANDING with staircase to the second floor. PVCu double glazed window. 1 Power point. Telephone point. Electricity consumer unit. Radiator. C/h timer control. Built-in cupboard off.



FITTED KITCHEN 13' 10" x 9' 7" (4.21m x 2.92m) with PVCu double glazed double French doors to the flat roof over the cafe (Fire Exit only). Plumbing for washing machine and dishwasher. Wall mounted 'Worcester' gas fired central heating boiler. Boarded effect flooring. Part tiled walls. Main smoke alarm. Range of fitted base and eye level kitchen units incorporating a gas hob, oven, cooker hood and sink unit. Radiator. 8 Power points.



LIVING/DINING ROOM 16' 5" x 14' 7" (5.00m x 4.44m) with suspended ceiling having recessed downlighting. 2 PVCu double glazed windows to fore. Radiator. 6 Power points.

SECOND FLOOR

LANDING with emergency lighting. Smoke alarm. Access to loft space. Double glazed 'Velux' window. 2 Power points.

BATHROOM 7' 5" x 7' 2" (2.26m x 2.18m) with vinyl floor covering. Double glazed 'Velux' window. Part tiled walls. Radiator. 3 Piece suite in white comprising WC, pedestal wash hand basin and shower bath with plumbed-in shower over and shower screen.

DRESSING ROOM 12' 9" x 7' 9" (3.88m x 2.36m) with laminate flooring. Radiator. 2 Power points. Fitted wardrobe with radiator. Opening to

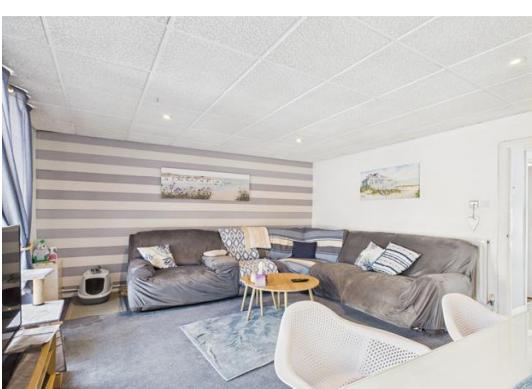
BEDROOM 1 7' 9" x 5' 6" (2.36m x 1.68m) with boarded effect laminate flooring. PVCu triple glazed window. 2 Power points.

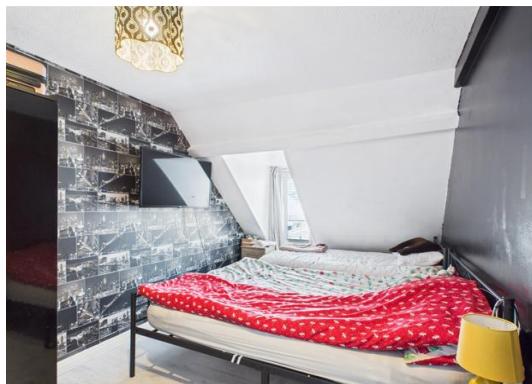
BEDROOM 2 15' x 8' 5" (4.57m x 2.56m) with PVCu triple glazed window. Radiator. 2 Power points.

EXTERNALLY

Restricted on-street parking available in 'Upper Inkerman Street' at rear.

DETACHED SINGLE GARAGE fronting onto 'Upper Inkerman Street' of concrete block/brick construction with an up-and-over garage door. **Applicants should note** that this garage is not on the deeds of the property however, it has been used (we are informed) by the present sellers since 2007/08 and by their predecessors prior to that.





DIRECTIONS: - The property is located fronting onto 'Murray Street' **opposite** 'Llanelli and County Liberal Club' the multi-storey Municipal Car Park and 'Asda Supercentre'.

GROUND FLOOR SHOP - ENERGY EFFICIENCY RATING: - D (93).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9920-3995-0348-2040-9054.

FLAT AT 44 MURRAY STREET - ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

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

RATEABLE VALUE: - **Ground floor shop** = £7,700.00p.

BUSINESS RATES PAYABLE - 2025/26 - £4,373.60p **BEFORE** any reliefs are applied.

COUNCIL TAX: - **Flat at 44 Murray Street** - **BAND A**. 2025/26 = £1,516.70p. *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.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

30.01.2026 - REF: 7062