

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R. VAUGHAN

• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

www.geraldvaughan.co.uk



- LONG ESTABLISHED TRADING POSITION.
- MIXED USE PREMISES.
- 1 BEDROOMED FIRST FLOOR FLAT.
- SHORT LEVEL WALKING DISTANCE OF TOWN CENTRE.
- FRONTING BUSY THOROUGHFARE.
- GROUND FLOOR HAIRDRESSING SALON.
- REAR GARDEN. EXCELLENT SCOPE.
- IN NEED OF MODERNISATION.

**No 46 Lammas Street
Carmarthen
SA31 3AL**

£120,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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

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The Property
Ombudsman

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.

A most conveniently situated long established **MIXED USE PREMISES** comprising a **GROUND FLOOR FORMER GENTLEMENS HAIRDRESSERS** with at first floor level a **ONE BEDROOMED SELF CONTAINED FLAT** that is in need of modernisation and affords excellent scope situated enjoying a secondary trading position within close proximity of Carmarthen Park and within walking distance of Tesco's Superstore and the readily available facilities and services at the centre of the County and Market town of Carmarthen.

PARTIAL ELECTRIC HEATING. PARTIAL PVCu DOUBLE GLAZING.



COMMUNAL ENTRANCE HALL 4' 6" x 4' 4" (1.37m x 1.32m) with tile effect vinyl flooring. Electricity consumer unit. Door to the first floor flat. Single glazed door to

FORMER GENTS HAIRDRESSERS 17' 3" x 12' (5.25m x 3.65m) av. with tile effect vinyl flooring. Part tiled walls. 8 Power points. 5'7" Wide single glazed display window to fore. Pedestal hand wash basin. Electric water heater.

UNDERSTAIRS STORAGE AREA 6' 9" x 2' 9" (2.06m x 0.84m) with water meter. Tile effect vinyl flooring. Stopcock. Access to rear.

STAFF/STORE ROOM 16' 4" x 11' 3" (4.97m x 3.43m) av. with tile effect vinyl flooring. 2 Power points. Eye level fitted wall units. Single glazed window to rear.

KITCHEN/UTILITY ROOM 17' 4" x 5' 5" (5.28m x 1.65m) slightly 'L' shaped. Tile effect vinyl flooring. 2 Single glazed windows to rear/side. 2 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit with tiled splashback. PVCu part opaque double glazed door to outside. Opening to

HALL with door to

SEPARATE WC 3' 10" x 3' 4" (1.17m x 1.02m) with part tiled walls. Boarded effect vinyl flooring. 2 Piece suite comprising WC and pedestal hand wash basin.

THE FIRST FLOOR FLAT is approached from the communal entrance hall: -

ELECTRIC HEATING.

PART PVCu DOUBLE GLAZED WINDOWS.

9'9" CEILING HEIGHTS to most rooms.

GROUND FLOOR HALLWAY with tile effect vinyl flooring. Staircase to

LANDING with tile effect vinyl flooring. Single glazed window to rear. Smoke alarm. 9'9" ceiling height.

HALL 9' 3" x 3' (2.82m x 0.91m) with smoke alarm. Tiled effect vinyl flooring. Doors to the open plan Living/Dining Room/Kitchen and

FRONT BEDROOM 15' 4" x 9' 4" (4.67m x 2.84m) with wall mounted electric heater. 4 Power points. Telephone and aerial points. 2 Double glazed windows to fore.

OPEN PLAN LIVING/DINING ROOM/KITCHEN 24' 3" x 9' (7.39m x 2.74m) av. with wall mounted electric heater. 13 Power points plus fused point. Telephone point. TV aerial point. Range of fitted base and eye level kitchen units incorporating sink unit and 'BEKO' electric cooker - **NOT TESTED**. Extractor fan. PVCu double glazed window overlooking rear garden. Part tiled walls kitchen area. Tile effect vinyl floor covering to the kitchen area. Smoke alarm. Door to



BATHROOM 9' 5" x 4' 10" (2.87m x 1.47m) 'L' shaped with tile effect vinyl flooring. Part tiled walls. Extractor fan. 3 Piece suite incorporating WC, pedestal hand wash basin and a bath tub with 'Triton' electric shower over - **NOT TESTED**. PVCu double glazed windows to side and rear. Shaver point.

EXTERNALLY

Rear/side walled concreted courtyard. Short flight of steps leading to rear garden that extends for a depth of **approximately** 35ft. (10.66m).





DIRECTIONS: - The property is located **three quarters of the way up** 'Lammas Street' on the **right hand side between** 'Cogan's' Newsagents and 'Old Oak Insurance' premises.

ENERGY EFFICIENCY RATING: - **Ground Floor Former Hairdressers** - C (74).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2061-3913-6040-4909-2025.

ENERGY EFFICIENCY RATING: - **First Floor Flat** - E (39).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 1300-4822-0722-2627-5673.

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

RATEABLE VALUE: - **Ground floor former Hairdressers - No. 46 Lammas Street** - 2025/26 = £3,700.00p

BUSINESS RATES PAYABLE: - 2025/26 = £2,101.60p. **BEFORE** ANY RELIEFS ARE APPLIED. *Oral enquiry only.*

COUNCIL TAX: - **The Flat - No 46 Lammas Street** - Band A. 2025/26 = £1,509.38p. *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

29.12.2025 - REF: 7177