



Windsor Cafe & Takeaway, 40 Quay St Ammanford SA18 3EN

- Mid Terraced Café and Flat
- Two Bedrooms
- Fish & Chip Takeaway
- Town Centre Location
- 1st Floor Accommodation
- Well Established Business
- Premises & Equipment
- Commercial EPC D

£250,000

Freehold

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London

39 Quay Street, Ammanford, Dyfed, SA18 3BS

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The Agent that goes the Extra Mile



DESCRIPTION

Here at West Wales Properties, we have for sale this established takeaway located in the marketing town of Ammanford. Co

The business premises offer 138 square meters of retail, kitchen, and office space. The kitchen contains a range of catering appliances, fryers, and fridges. On the first floor of the property is a self-contained flat with its own entrance, providing additional accommodation which comprises of landing, bedroom, lounge, and bathroom.



Ammanford is one of the first Carmarthenshire towns you encounter when driving west from the M4. The town is situated within striking distance of the Brecon Beacons National Park and the Black Mountains.

Look out for 'Y Twrch Trwyth', the wild boar that none other than King Arthur and his knights are said to have hunted on the slopes of the Amman Valley; the beast can be seen on historical trail boards and sculptures around Ammanford. More contemporary legends from the area include rugby hero Shane Williams, the flying winger who has played for The Ospreys, Wales and the British Lions, and Alex Jones, co-presenter of The One Show.

FRONT OF SHOP AREA

20.4 SQ METERS

SIT DOWN AREA

12.7 SQ METERS

WC

2.6 SQ METERS

KITCHEN

31.3 SQ METERS

STORE ROOM

9.4 SQ METERS

BACK ROOM

11.1 SQ METERS

FIRST FLOOR

LOUNGE

BEDROOM ONE

BEDROOM

TWO/KITCHEN

STUDY

BATHROOM

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

RATEABLE VALUE £4750 per year

jhl/rm/10/22/OK

FACEBOOK & TWITTER

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<https://www.facebook.com/westwalesproperties/>

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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