



## 66 Station Road, Burry Port, Carmarthenshire SA16 0LW £226,000

An Excellent Opportunity to purchase a GOOD SIZE COMMERCIAL PROPERTY with A1 planning and BENEFITS FROM SPACIOUS LIVING ACCOMMODATION above located in the popular Coastal Town of Burry Port. The property is located close to Burry Port Harbour, Burry Port Train Station and boasts Panoramic Views over the Gower Estuary. The Accommodation is set over THREE FLOORS. The Ground Floor comprises of Shop Area, Three Good Size Preparation Rooms, Office and External W.C. The First Floor Comprises of Good Size Storage Room, Sitting Room, Kitchen, Bathroom, Lounge and Two Bedrooms. The Second Floor: Master Bedroom. Externally the property has a rear yard with access to the lane. We are advised the Council Tax is B. We are advised the tenure is Freehold. Energy Rating - D



## Ground Floor

### Shop Area 27'8" x 19'5" approx (8.45 x 5.92 approx)

Tiled walls, tiled floor, window to front, storage cupboard housing meters, access to first floor flat

### Office

Radiator, shelving

### Preparation Room One 19'6" x 16'7" approx (5.96 x 5.08 approx)

One walk in fridge, one walk in freezer, shelving, tiled floor, tiled walls, double doors to rear, stainless steel sink

### Preparation Room Two 3.74 x 3.55 approx (0.91m.2.56m x 0.91m.16.76m approx)

### Preparation Room Three 12'7" x 16'6" approx (3.85 x 5.05 approx)

### W,C

Low level W.C

## First Floor

### Split Landing

Radiator, stairs to Second Floor

### Bedroom Three 11'1" x 6'9" approx (3.39 x 2.08 approx)

Coved and textured ceiling, radiator, uPVC double glazed window to front with views over the Gower Estuary.

### Lounge 14'9" x 11'8" approx (4.52 x 3.58 approx)

Coved and textured ceiling, radiator, uPVC double glazed window to front with views over the Gower Estuary.

### Bedroom Two 12'8" x 12'7" approx (3.88 x 3.85 approx)

Coved and textured ceiling, built in wardrobes, uPVC double glazed window to rear, radiator,

### Bathroom 8'11" x 7'1" approx (2.72 x 2.17 approx)

A four piece suite comprising of shower in shower enclosure, corner bath, low level W.C., wash hand basin, textured ceiling, tiled walls, radiator, uPVC double glazed window to side.

### Sitting Room 12'1" x 9'1" approx (3.70 x 2.78 approx)

Coved and textured ceiling, radiator, uPVC double glazed window to side.

### Kitchen 11'3" x 12'0" approx (3.45 x 3.66 approx)

A fitted kitchen comprising of matching wall and base units with work surface over, coved and textured ceiling, tiled walls, laminate wood floor, single stainless steel sink unit with mixer tap, five ring gas hob with extractor hood over, electric oven, integrated dishwasher, radiator, uPVC double glazed window to side, integrated fridge freezer, space for table and chairs.

### Inner Hall

With stairs leading to rear of the property.

### Good Size Storage Room

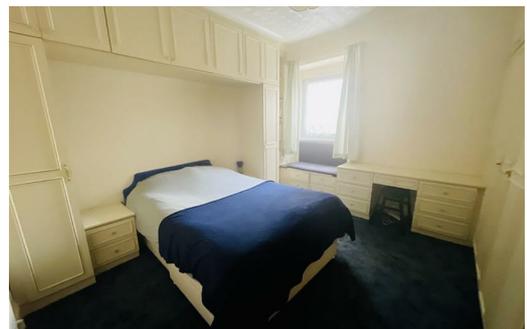
uPVC double glazed window to side.

## Second Floor

### Landing

### Master Bedroom 18'9" x 13'8" approx (5.72 x 4.18 approx)

Radiator, built in wardrobes, uPVC double glazed window to front with views over the Gower Estuary.



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### External

The rear of the property is paved with doors leading to the rear lane. Access to the First Floor Flat is accessible from both the internal and external of the property.

### Further Information

The asking price of the property does not include any of the machinery. If any proposed purchaser is interested in purchasing the machinery this will be done by separate negotiations.

### Tenure

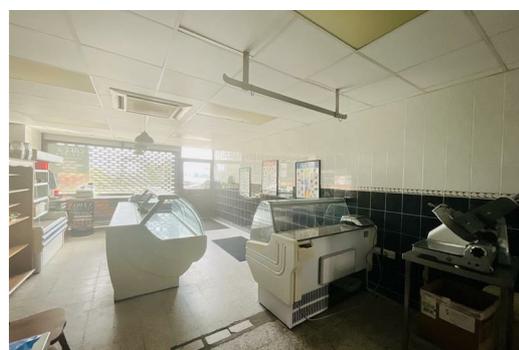
We are advised the Tenure is Freehold

### Council Tax Band

We are advised the Council Tax Band is B. Mixed use property.

### Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. **NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

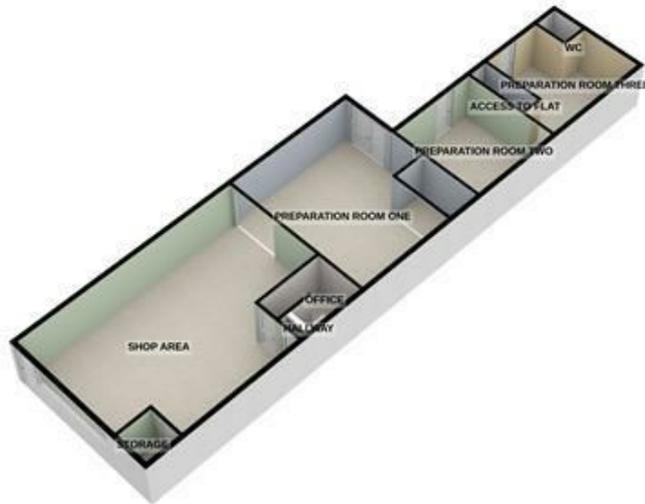
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GROUND FLOOR  
1157 sq.ft. (107.5 sq.m.) approx.



1ST FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



2ND FLOOR  
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 2475 sq.ft. (229.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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