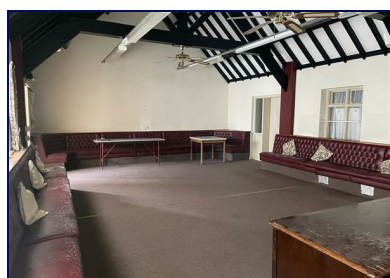


Disabled Drivers Association Albert Street, Llanelli, Carmarthenshire, SA15 2SU



Asking price £150,000



Detached former disabled drivers centre/community hall located central to Llanelli.
The property has off road parking, and garage to rear.
Space offers main hall, lobby, ladies & gents WC, kitchen, office and store room.
Commercial EPC D Square Metres: 108 Gas Boiler.
FREEHOLD

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RICS



nae | propertymark

PROTECTED

Entrance Lobby

6'5" x 5'0" (1.97 x 1.53)

Window to front, main door to side.



Main Hall

29'9" x 19'11" (9.09 x 6.09)

Twin windows to front, vaulted ceiling.



Kitchen

10'10" x 9'9" (3.31 x 2.99)

Windows to front and side, door to side, consumer unit, base and wall units, sink, built in cooker, radiator.



Office

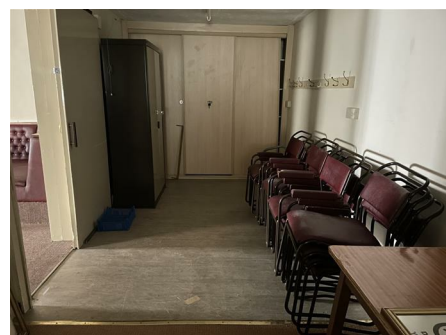
13'4" x 7'10" (4.08 x 2.40)

Radiator, window to side.



Store Room

24'7" x 7'10" (7.50 x 2.40)



Female/Male Wc's

Wc's and basins in each, wall mounted boiler.



Garage

Shutter, currently cannot be opened.

Externally

Corner plot, disabled access ramp, tarmac area to side, rear garage & parking bay.



Services

Advised all mains. Wide angled lens has been used on occasion.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1

You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.