

The Old Library, Pentre Road, St Clears

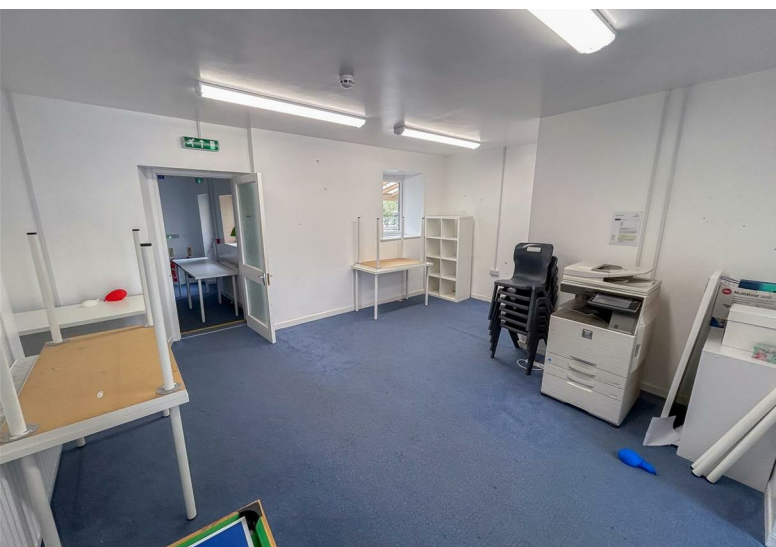


Offers In The Region Of £300,000



R K Lucas & Son are delighted to offer to the market this substantial semi-detached 2-storey property situated in a central location within the small mid-Carmarthenshire town of St Clears. The property fronts Pentre Road, along which is a mixture of residential and commercial properties forming the central hub of the town.

The property was most recently used as a school/education centre following extensive refurbishment, with previous use as the town library and before that a police station. The design and layout of the property lend it to conversion into a residential dwelling (subject to the relevant planning consents).



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Porch Window to side, open plan.	Office 4.40m x 4.70m (14'5" x 15'5") Former educational kitchen with base units, 2 x single drainer sinks, sash window to front, 2 x built-in storage cupboards, fitted carpets	Office 4.50m x 4.30m (14'9" x 14'1") Sash window to front, fitted carpet
Hallway Original entrance door, fitted carpet, under-stairs storage, rear entrance door	Inner Hallway	Office 4.40m x 4.30m (14'5" x 14'1") Window to rear, fitted carpet
Office 4.50m x 4.10m (14'9" x 13'5") Sash window to front, fitted carpet, storage cupboard, open-plan to...	Kitchen 3.90m x 2.30m (12'10" x 7'7") Base units with complementary work surface, 1.5 bowl single drainer sink, integrated appliances, tiled flooring, window to rear	Office 2.80m x 2.60m (9'2" x 8'6") Window to rear, fitted carpet
Office 4.30m x 5.40m (14'1" x 17'9") Fitted carpet, window to rear	WC facilities 2 x toilet cubicles, trough style sink, tiled flooring	WC Close coupled lavatory, frosted window to side
Office 6.30m x 2.50m (20'8" x 8'2") Rear entrance door, fitted carpet, kitchenette with single drainer sink, window to side	Single WC Close coupled lavatory, hand basin, window to side	Outside To the rear of the property the former playground is predominantly laid with decorative chippings with covered walkway and seating area.
Accessible WC 2.50m x 1.90m (8'2" x 6'3") Close coupled lavatory, hand basin, fitted carpet, 2 x frosted windows to side	Landing Sash window to front, fitted carpet	General Notes Services: Mains gas, electricity, water and drainage services are connected Tenure: Freehold Local Authority: Carmarthenshire County Council Viewing: By appointment with R K Lucas & Son





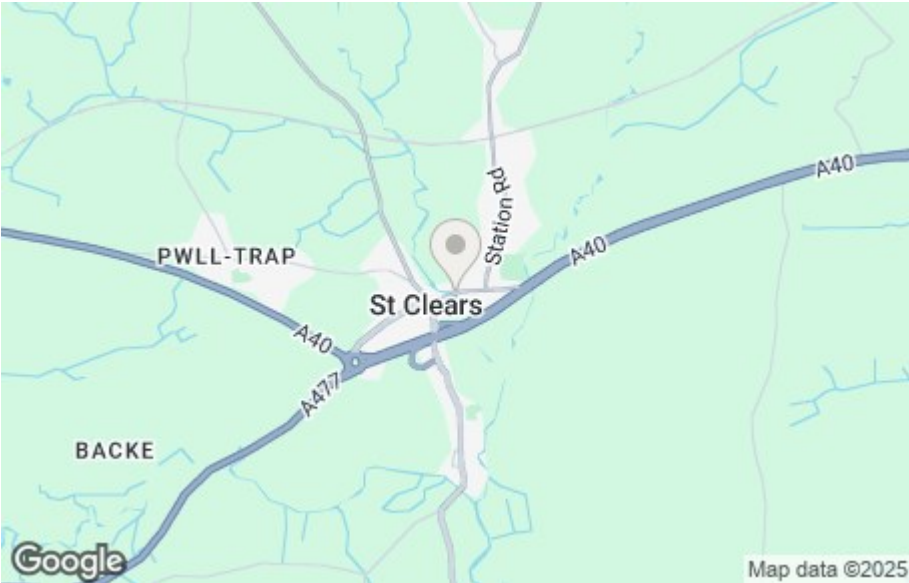
From the A40/A477 roundabout at St Clears: Exit the roundabout on Tenby Road/A4066. Continue straight on at the traffic lights onto Pentre Road and the property can be found short way along on the left hand side opposite the entrance to St Clears Car Park.

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		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.