



1, 1a & 1b (Shop) Station Road, Ammanford, Ammanford, SA18 2DB

Guide price £325,000

- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Guide Price - £325,000
- Ground floor shop with self contained 2 bed flat
- 3 bed end terrace house with driveway and garden
- 10 garages/storage units with yard
- Substantial mixed use investment property

House

Possible uses -

Own residence

Rental property

Accommodation for on site staff

Ground Floor

uPVC double glazed entrance door to

Utility Room

9'2" x 8'4" (2.80 x 2.56)



with base units, plumbing for automatic washing machine, vanity wash hand basin, part tiled walls, part tongue and groove walls, tiled floor, textured ceiling and uPVC double glazed window to front. Door to cellar.

WC

4'4" x 2'11" (1.33 x 0.91)

with low level flush WC and tiled floor.

Rear Hall

with radiator, tiled floor, part tongue and groove walls and hatch to roof space.

Kitchen

9'9" x 16'9" (2.98 x 5.12)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, electric cooker point with extractor over, part tiled and tongue and groove walls, tiled floor, radiator and uPVC double glazed window to rear and aluminium window to side and front.

Sitting Room

13'6" x 11'7" (4.14 x 3.54)



with laminate floor, radiator, shelving, textured and coved ceiling and uPVC double glazed patio door to side. Double doors to

Lounge

14'11" x 11'10" (4.55 x 3.61)



with fireplace, shelving, coved ceiling and 2 uPVC double glazed windows to side.

Bedroom 2

13'1" x 9'11" (4.00 x 3.04)



with picture rail, radiator, coved ceiling and uPVC double glazed window to front.

Hall

with stairs to first floor and under stairs cupboard.

First Floor

Landing

with hatch to roof space, built in cupboard and radiator.

Bedroom 1

11'5" x 12'0" (3.49 x 3.67)



with wood floor, radiator and uPVC double glazed window to rear.

Bedroom 3

9'5" x 9'7" (2.89 x 2.93)



with uPVC double glazed window to front.

Store Room

4'1" x 7'5" (1.26 x 2.28)

with textured ceiling.

Bathroom

9'4" x 10'7" (2.85 x 3.25)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with shower over, built in cupboard, laminate floor, radiator, textured ceiling and uPVC double glazed window to side.

Flat

Self contained two bedroom flat located above the shop with separate entrance.

Possible uses -
rental income

accommodation for the business owner of the shop

Accommodation for staff working in the shop

Entrance Hall

with stairs to first floor and electric heater.

Lounge

16'4" x 11'6" (4.98 x 3.51)



with laminate floor, economy 7 heater and uPVC double glazed window to front.

Kitchen

5'0" x 8'8" (1.53 x 2.66)



with range of fitted base and wall units, stainless steel single drainer sink unit with ordinary taps, electric cooker point and part tiled walls.

Shower Room

8'8" x 5'1" (2.65 x 1.55)



with low level flush WC, pedestal wash hand basin, electric shower and heated towel rail.

Bedroom 1

23'3" x 11'7" max (7.09 x 3.54 max)



with laminate floor, economy 7 heater, textured and coved ceiling and uPVC double glazed window to front.

Bedroom 2

14'9" x 7'8" (4.5 x 2.35)



with laminate floor, economy 7 heater and uPVC double glazed window to corner.

En Suite Cloakroom

4'9" x 7'2" (1.47 x 2.2)



with low level flush WC, vanity wash hand basin, heated towel rail, laminate floor and uPVC double glazed window to side.

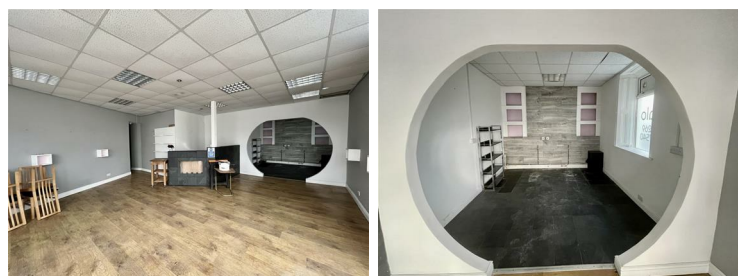
Shop

The shop has large showcase windows on the junction of two busy roads, excellent for public awareness of any business located there.

For own use or rental income the shop consists of -

L Shape Shop

20'2" x 26'2" and 10'6" x 11'10" (6.15 x 8 and 3.22 x 3.62)



with laminate floor, tiled floor and 2 uPVC double glazed windows and door.

Kitchen

3'10" x 9'8" (1.19 x 2.96)



with stainless steel single drainer sink unit, work surface and laminate floor.

WC

4'0" x 5'10" (1.24 x 1.8)



with low level flush WC, vanity wash hand basin, tiled floor and part tiled walls.

Store Room

15'3" x 11'3" max (4.65 x 3.45 max)



Basement

Room 1 - 3.35 x 8.16

Room 2 - 2.4 x 4

Outside

Large garden mainly set to lawn with parking area, two double gates opening out onto the mains Ammanford to Llandybie Road.

The garden adjoins the house however by utilising one of the garages for access, the garden could also be used by the barn either shared or split with the house.

Garages



Six good size garages, two have been used to house lorries. Possible uses - rental income, workshop, storage or garage

1 - 2.88 x 5.04

2 & 3 - 7.05 x 7.31 with mezzanine floor

4 - 6.37 x 7.34 with mezzanine floor

5-8 9.23 x 4.54 with mezzanine floor

9 - 2.5 x 4.54

10 - 12.62 max x 5.86 with inspection pit

Barn

A unique looking building with a front elevation featuring decorative brickwork with six first floor windows and four double doors with ground floor and mezzanine floor.

Possible uses -

Workshop

Studio

Garage

Storage

Property (planning permission required)

Offices (planning permission required)

Apartments (planning permission required)

Rateable Value from 2017

£4,700

100% business rates relief for small businesses in Wales with a rateable value up to £6,000

Council Tax

1 Station Road (House) - Band A

1a (first floor flat) - Band A

Services

Mains gas, electricity, water and drainage.

NOTE

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and travel for 0.5 miles and the property can be found on the left hand side, identified by our For Sale board.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

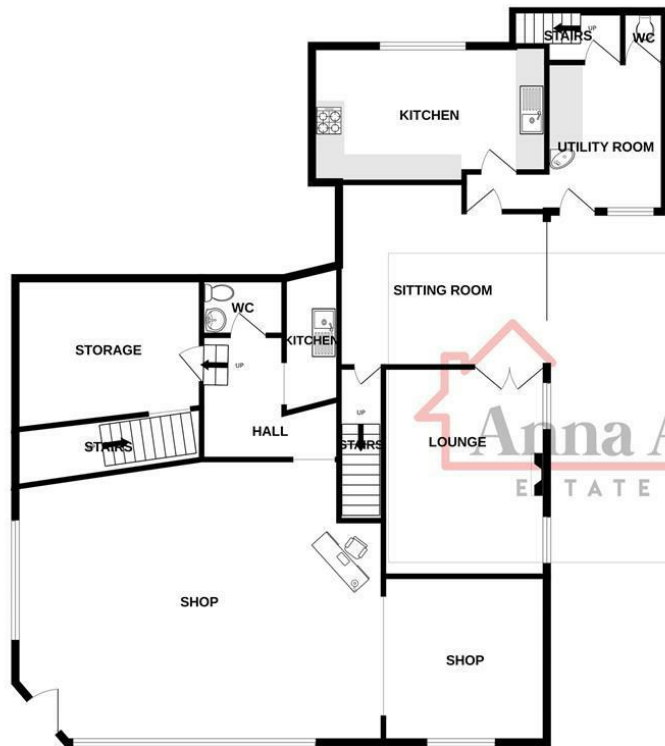
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a

non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	60	78
EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.