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5 NOTT SQUARE, CARMARTHEN, CARMS, SA31 1PG

Tel: (01267) 236611 & 237721 Fax: (01267) 238526 E-mail: [camarthen@evansbros.co.uk](mailto:camarthen@evansbros.co.uk)



**6 Barn Road, Carmarthen, Carmarthenshire, SA31 1DE**

**Reduced To £95,000**

A TOWN CENTRE terraced property currently used as COMMERCIAL OFFICES over 2 floors but equally with clear potential for conversion to residential flats - subject to the necessary consents. The premises extend to approx 1,053 Sq Ft (approx 97 Sq Metres) and are estimated to originally date from the 1900 but with a far more recent rear single storey rear extension. The premises have FULL MAINS GAS CENTRAL HEATING, partial DOUBLE GLAZING and comprise a good sized RECEPTION, one ground floor office, a STAFF KITCHEN, ground floor TOILET and 3 first floor OFFICES.

To the rear, there is an approx 130 Ft long roughly rectangular shaped enclosed garden - currently laid to lawn. For all enquiries and viewings, please contact the Sole Agents Evans Bros Carmarthen office.

## LOCATION

Very conveniently set at OS Grid Ref SN 412 203 on Barn Road - a mixed residential and commercial street near the centre of the county town of Carmarthen. With the new St Catherine Shopping Precinct literally just a stones throw away, Barn Road is now a popular and convenient location for businesses who do not need more expensive town centre in a prime location.

## CONSTRUCTION

The original front section is assumed to be built of mixed stone and brick walls under a pitched roof, while the more recent rear extension is assumed to be built of block cavity walls under a felt flat roof to provide the following spacious accommodation. FRONT LOBBY with an upvc double glazed door to the front and door to

## RECEPTION ROOM

20'10" x 16'7" (6.37 x 5.07)



Previously 2 rooms with ample space for wall mounted displays. Staircase to the first floor and door off to

## OFFICE 1

16'6" x 8'3" (5.04 x 2.54)



With a window to the rear and connecting door to the staff kitchen.

## GROUND FLOOR TOILET

7'8" x 3'7" (2.36 x 1.11)



Having a low level WC and wall mounted wash hand basin.

## STAFF KITCHEN

10'1" x 7'0" (3.08 x 2.14)



With a fitted range of units inc a stainless steel sink unit, range of eye level units and rear door.

## FIRST FLOOR

SPACIOUS LANDING with a wall mounted mains gas Vaillant boiler.

## OFFICE 2

14'4" x 11'7" (4.39 x 3.55)



## EXTERNALLY



The face of the property fronts directly onto Barn Road, while to the rear there is a roughly rectangular shaped approx 130 foot long totally enclosed rear garden.

## OFFICE 3

11'7" x 8'11" (3.55 x 2.73)



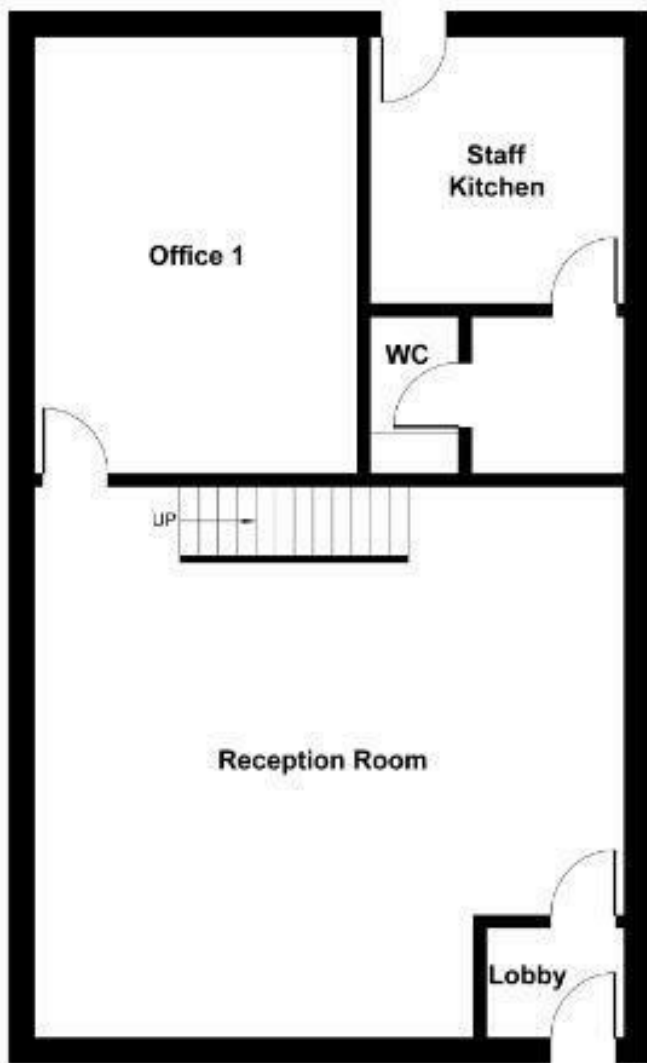
## SERVICES

Mains electricity, water, drainage and gas. Full mains gas central heating, Partial UPVC Double Glazing.

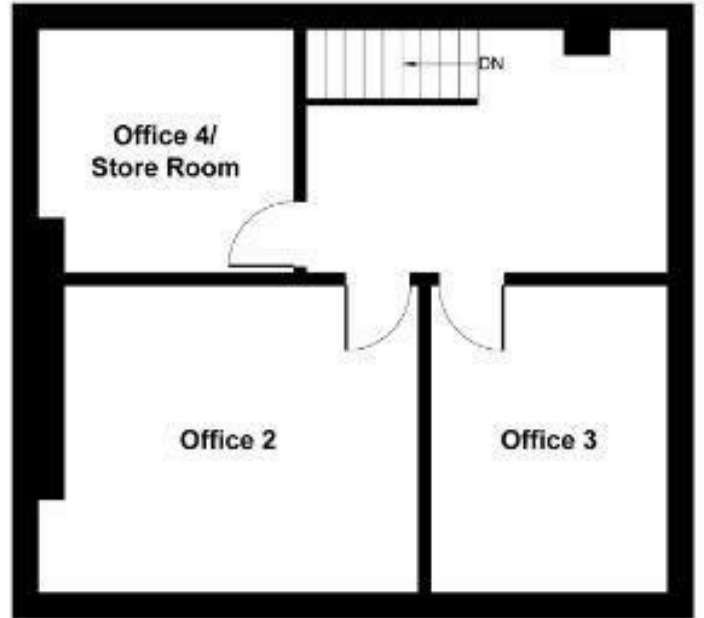
## OFFICE 4 / STORE ROOM

9'8" x 9'3" (2.95 x 2.82)





**GROUND FLOOR**



**FIRST FLOOR**



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>	43	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC



39 HIGH STREET, **LAMPETER**,  
CEREDIGION, SA48 7BB  
Tel: (01570) 422395



MART OFFICE, **LLANYBYDDER**,  
CARMARTHENSHIRE, SA40 9UE  
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
Tel: (01545) 570462