



* Previously a shop unit, but potential for various uses subject to planning
* Ideal investment opportunity
* Prominently located within residential area of Trimsaran



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| **For Sale****Former Trilwm Stores, Trimsaran** **Offers in the region of £20,000** |



Description

 The property is situated on a popular residential estate close to the centre of the popular ex mining

village of Trimsaran. The towns of Llanelli, Carmarthen and the city of Swansea lie within easy

commuting distance and numerous recreational facilities including Ffos Las racecourse, Burry Port Harbour, Pembrey Country Park and the Millennium Coastal Park and golf at Glyn Abbey and Ashburnham are also easily accessible. Trimsaran offers a local primary school, convenience shop, and pharmacy.

The property itself opens internally to a retail floor space and large display window. To the rear there is a generous sized kitchen and separate toilet which is accessed from the retail area. Retail space is approx is 3.65 x 4.15 (5.6 max).

 Internal Floor area Location Plan

  

 Accommodation

Comprises of open plan retail space with kitchen and w/c. Lawned area to front and side, with path leading to front of unit. The property has recently been refurbished.

 Services

The premises benefits from its own electricity. gas and water supply. None of the services have been tested and you should make your own enquiries in this regard

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction

For Further Information Please Contact:

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These particulars are intended to give a fair description of the property, but are set out for guidance only. Their accuracy cannot be guaranteed and you should satisfy yourself by inspection or otherwise as to their correctness. Carmarthenshire County Council is obliged to consider all offers received in respect of this property up until the exchange of contracts. It is not obliged to accept the highest or any offer. Neither will the Authority bear any responsibility for expenses incurred in viewing the property which may be sold or withdrawn without notice.

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| Notes  |

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 **Trilwm Stores, Trimsaran, Carmarthenshire**