

For Guidance Only



## Mountain View Garage, Cynwyl Elfed – SA33 6SU

**£189,950**

A rare opportunity to purchase a multi-purpose yard, with the added benefit of a range of buildings/storage, suitable for a variety of uses, subject to planning. The site offers good roadside access and is ideally situated between the towns of Carmarthen and Newcastle Emlyn.

Council Tax band: TBD



### Location

The property enjoys a rural location, just a 10 minute drive from Newcastle Emlyn and about 20 minutes from the administrative town of Carmarthen. It has far-reaching views over the surrounding countryside.

### Main Building

The main building is of a steel portal frame construction, externally clad with profile steel sheeting, with doors to the front and side. The minimum internal eaves height is approximately 4.5m.

### Business Rates

To be confirmed

### Services

Local authority: Carmarthenshire County Council on 01267 234567



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### Entrance Porch

Entrance door and door leading to:

### Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

### Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

### Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

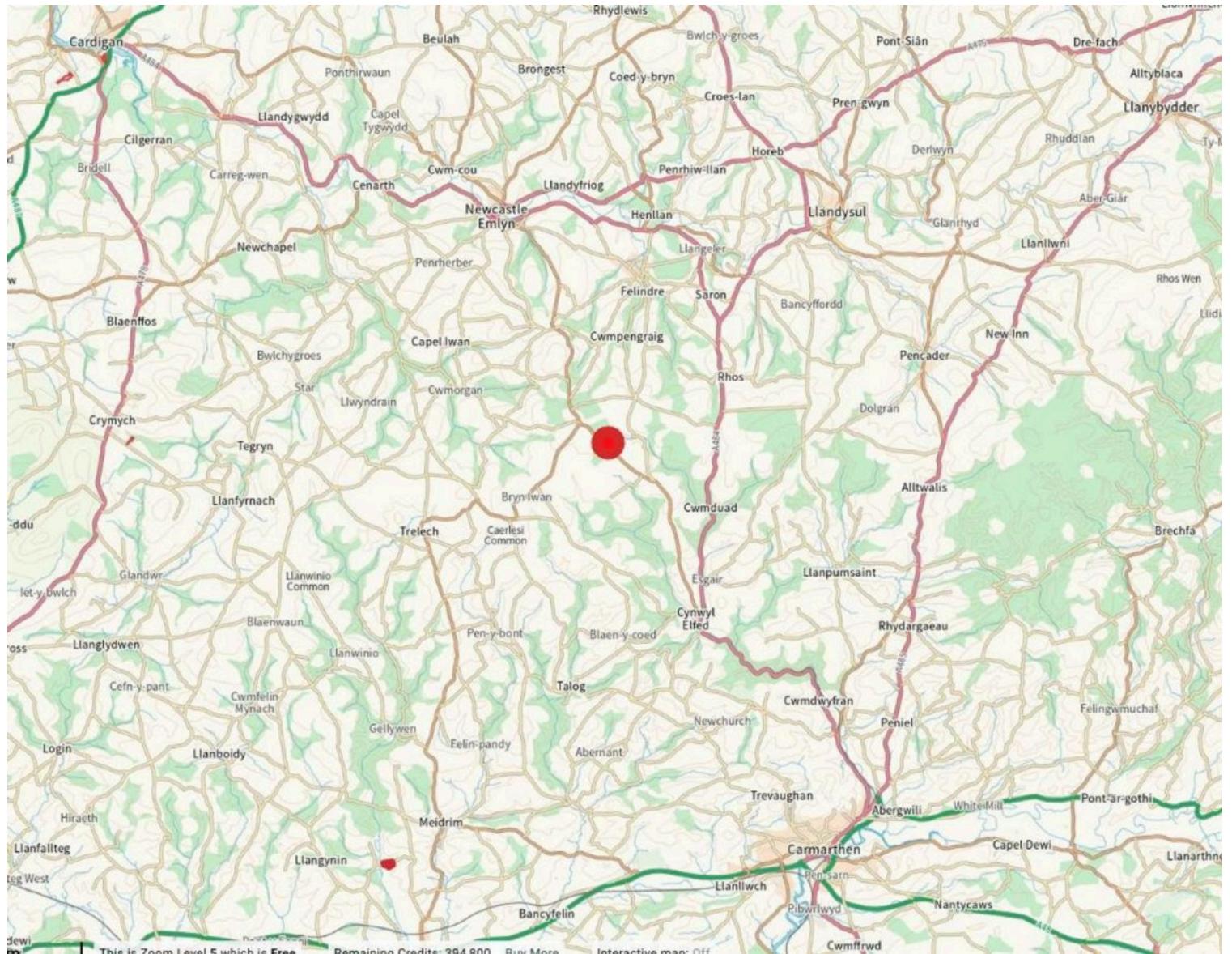
Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

### Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing





You can include any text here. The text can be modified upon generating your brochure.

