

Gospel Hall Ammanford Lloyd Street, Ammanford, SA18 3BY



Offers in the region of £70,000



- Development Opportunity
- Detached Stone Built Building
 - Centre of Ammanford
- Meeting Hall with vaulted ceiling
 - Kitchen & Toilet Facilities
- Parking for Several Vehicles

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PROTECTED

Mallard has pleasure in offering For Sale this development opportunity, situated in the centre of Ammanford, a detached stone built building with parking for several vehicles. The property is suitable for a variety of purposes subject to the necessary planning consents. The accommodation comprises, entrance lobby, meeting hall, vestry, kitchen and toilet facilities. Heating is by electric heaters. Externally there is an enclosed off road parking area for several vehicles to the front Gross Internal Area measures approximately 126.83 square metres (1,365 sq ft).

Possessory Title Only

Ground Floor

Entrance door leading to.....

Entrance Lobby

With doors leading to.....

Meeting Hall

36'1" x 26'2" (11.0 x 8.0)

With vaulted ceiling and block flooring.



Vestry

19'8" x 9'2" (6.0 x 2.8)



Kitchen

9'10" x 6'6" (3.0 x 2.0)

With base units and stainless steel sink unit.



Ladies & Gents Toilet Facilities

Rear Hall

External

Enclosed front parking area for several vehicles.



Services

Mains electricity, water and drainage. We assume that mains gas is in the locality.

Council Tax

Has not been assessed for either Council Tax or Business Rates as previously a Religious premises.

NOTE

All photographs have been taken with a wide angle lens camera.

NOTE

Any appliances and services listed on these details have not been tested.

FACEBOOK


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VIEWING

By appointment with the selling agents on 01269 597949 or email on ammanford@mallard-properties.co.uk

Directions

Leave Ammanford via College Street, turn right at the traffic lights, then left at the first roundabout, then left again at the second roundabout, take the next turning left and the property is located on a pedestrian access only on the right hand side about 200 yards from the pedestrian access.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.