Terry Thomas & Co
ESTATE AGENTS









Europa, Burlington House, Pentre Road

St. Clears, Carmarthen, SA33 4AA

Commercial Accommodation

The ground floor has been successfully operated for many years as an established hairdressing salon, although it would lend itself to a wide variety of alternative commercial uses, subject to any necessary consents. The premises benefit from independent mains gas central heating, mains electricity, water and drainage, together with valuable rear parking providing space for approximately two vehicles.

A self-contained first-floor flat. The accommodation comprises an entrance hall with original terrazzo flooring, spacious lounge, modern fitted kitchen, two bedrooms and a contemporary shower room. Benefiting from uPVC double glazing, the flat provides comfortable living accommodation ideally suited to those requiring residential accommodation alongside the commercial unit.

£12,000 Per annum

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Front Reception/Display Area

13'8" x 9'3" (4.17m x 2.82m)

Entered via a uPVC double glazed entrance door, the welcoming reception area provides an excellent first impression for customers and clients alike. The space features a practical slate-effect ceramic tiled floor, a reception counter, and a large display window to the front elevation offering excellent visibility and natural light. A further uPVC double glazed window to the side. Two panelled radiators with grills thermostatically controlled. A partition wall incorporating an attractive feature ship's wheel creates a subtle division within the room, whilst a useful recessed storage area provides additional practicality. An open walkway leads through to the main display area.

Main Display Room

6.80m (maximum) x 4.12m

A spacious and versatile room, formerly utilised as the main working area of a long-established hairdressing salon. The accommodation is well lit by a uPVC double glazed window to the side, additional rear-facing glazed panels and uPVC double glazed French doors opening onto the rear courtyard, allowing plenty of natural light throughout. The room benefits from attractive distressed oak-effect flooring and is heated by three panel radiators with grills thermostatically controlled. A recessed cupboard houses the Ariston mains gas-fired combination boiler, which serves the commercial premises.

WC

Conveniently positioned to the rear of the property is a low-level WC with tiled flooring.

First Floor Flat

The first-floor flat is self-contained and benefits from its own independent Ariston mains gas-fired combination boiler providing central heating and domestic hot water. Fitted grey carpets extend throughout the landing, both bedrooms and the lounge, throughout the living accommodation.

Entrance Hall

Accessed via a uPVC double glazed entrance door, the entrance hall features an attractive terrazzo tiled floor, a panel radiator with decorative cover and thermostatic control, a useful built-in storage cupboard, and a staircase leading to the first-floor accommodation.

First Floor Landing

A central landing providing access to both bedrooms, the kitchen, shower room and lounge.

Bedroom 1

3.50m x 2.62m

A comfortable double bedroom situated to the front of the property, featuring a uPVC double glazed window, fitted grey carpet, and a panel radiator with grills thermostatically controlled.

Bedroom 2

2.57m x 2.61m (maximum)

A well-proportioned second bedroom with a uPVC double glazed window to the front, fitted grey carpet, one double built-in storage cupboard together with a further single built-in cupboard, and a panel radiator with grills, thermostatically controlled.

Kitchen

7'10" x 7'10" (2.41m x 2.40m)

Fitted with a range of modern base and eye-level units featuring Matt white doors and drawer finished fronts, granite-effect work surfaces incorporating a stainless steel sink and drainer. Plumbing for a washing machine, space for a fridge, and an integrated electric oven with four-ring ceramic hob and stainless steel chimney-style extractor hood above. A uPVC double glazed window to the side provides natural light. Thermostatically controlled paneled radiator.

Shower Room

A modern three-piece white suite comprising a corner shower enclosure with chrome mixer shower, pedestal wash hand basin and low-level dual-flush WC. The room benefits from floor-to-ceiling waterproof wall paneling, a built-in cupboard housing the Ariston mains gas-fired combination boiler serving the first-floor flat, a uPVC double glazed window to the side, and a panel radiator with grills thermostatically controlled.

Lounge

4.10m x 3.54m

A bright and comfortable reception room enjoying a uPVC double glazed window overlooking the rear of the property. The room is finished with fitted grey carpet and benefits from a panelled radiator with grills thermostatically controlled.







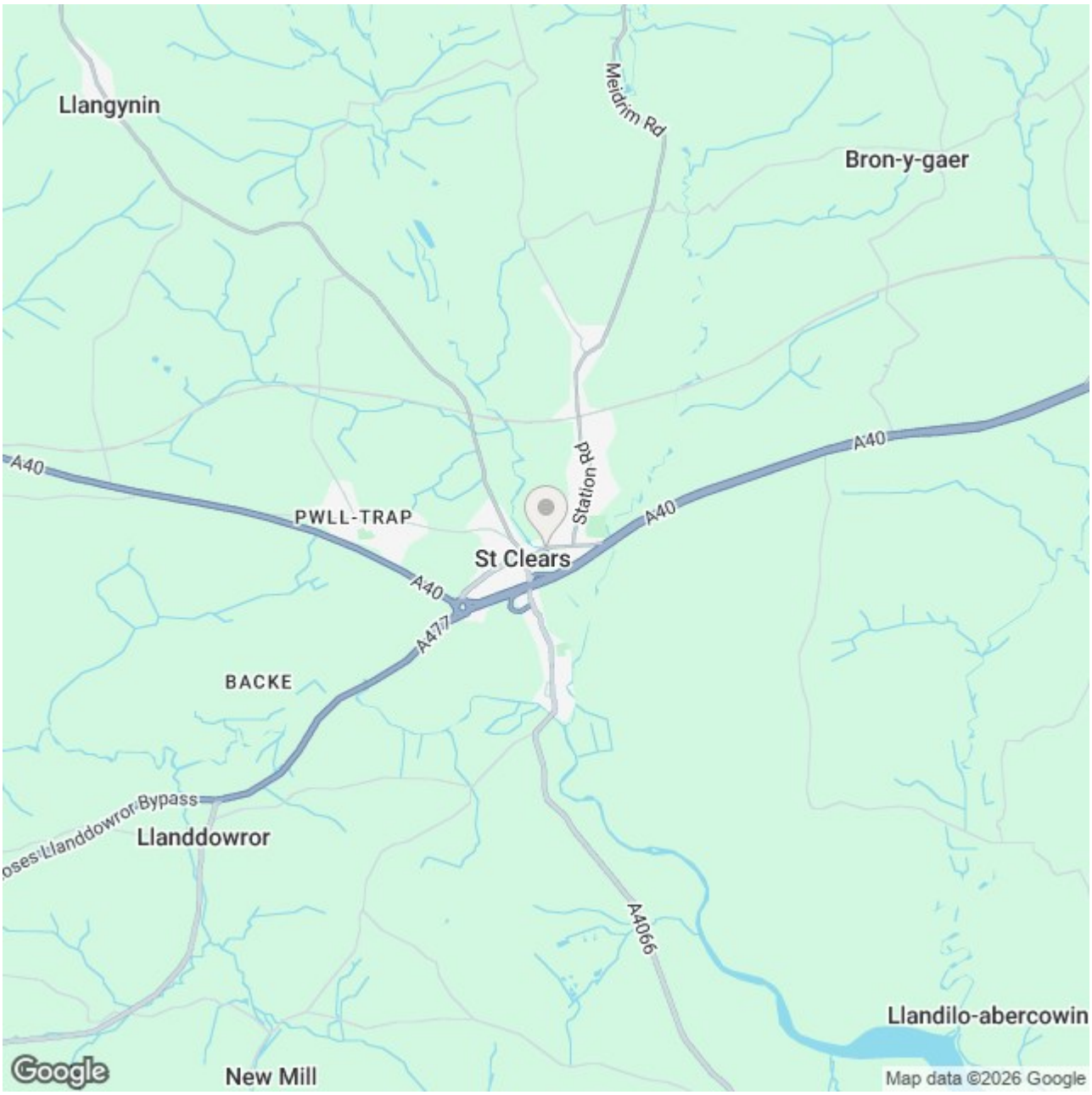









EUROPA

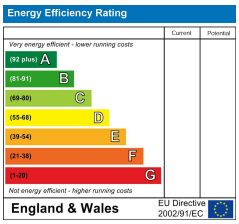


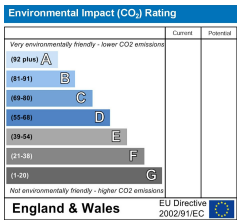
Type: Commercial
Tenure: Leasehold
Council Tax Band:

Services: Mains Electricity, Drainage, Water and Gas.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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