

Terry Thomas & Co

ESTATE AGENTS



Castle News 14 Bridge Street Kidwelly, SA17 4UU

Nestled in the charming town of Kidwelly, this commercial property on Bridge Street presents an opportunity for those seeking a versatile space comprising of a commercial space with living accommodation in a vibrant community. The property features a well-proportioned reception room, ideal for welcoming clients or customers, and two bedrooms that can be adapted for various uses, whether as offices, storage, or additional meeting spaces.

Kidwelly itself is steeped in history and offers a delightful blend of local amenities, including shops, cafes, and recreational facilities, all within easy reach. The surrounding area is known for its picturesque landscapes and rich heritage, providing a pleasant backdrop for any business venture. This property is not just a space; it is an opportunity to become part of a thriving community. Whether you are looking to start a new business or expand an existing one, this commercial property on Bridge Street is worth considering. Embrace the potential that awaits in this delightful corner of Wales.

Offers in excess of £200,000

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Kidwelly, SA17 4UU



Entrance/Shop area

Situated in the main thoroughfare of the bustling township of Kidwelly with a double fronted and open stone porch having galvanised protected gates. Glazed door through to the main shop server area 11.4 m x 4.95m narrowing to 3.64m. 2 large double-glazed display window. LED down lighting. Fixtures, fittings and chattels are by separate negotiation. Door through to store room

Store room

10'11" x 12'6" (3.35m x 3.83m)
Wall mounted 'Baxi' main gas fire combination boiler which serves the central heating system and heats the domestic water. Door through to office

Office

8'11" extending to 13'3" x 10'11" (2.74m extending to 4.04m x 3.33m)
There is pluming for washing machine. uPVC double glazed windows to the side. Door leading to the passage way.

Door to separate cloak room with low level WC and a pedestal wash hand basin, uPVC double glazed windows to rear

Side passage way

This has separated part multi glazed door leading to first floor accommodation.

Garden

The garden has got an enclosed area with patio area having a greenhouse with an outdoor tap.

Separated accommodation

This has an entrance hall with dog-lead staircase leading to first floor Mezzanine level landing with bedrooms 1 & 2.

Bedroom 1

15'2" x 11'11" (4.63m x 3.64m)
uPVC double glazed windows to rear.
There is double panelled radiator.

Bedroom 2

10'11" m x 6'9" (3.34 m x 2.06m)
uPVC double glazed windows to rear.

Inner landing area with LED down lighting.

Bathroom

7'1" x 7'11" (2.17m x 2.43m)
uPVC double glazed windows to side. 3 piece turquoise coloured bathroom suite comprising low WC, panelled bath and wash hand basin. Built-in linen/ airing

cupboard having single panel radiator. Main bathroom is also a ladder towel radiator.

First floor

Kitchen

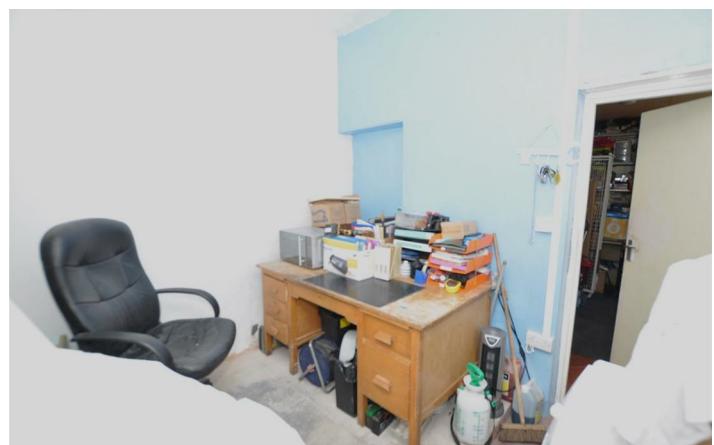
17'10" x 7'2" plus further recess (5.45m x 2.19m plus further recess)

Range of modern fitted base and eye level units with a Catspaw Oak finish door and drawer fronts and a mat finished Granet effect worksurface over base unit incorporating 1 1/4 bowl porcelain sink with chrome tap fitment. Fan assisted oven grill. 4 rings Lamona halogen hob. Stainless steel chimney extractor over. Space for fridge and uPVC double glazed windows to fore

Lounge

10'10" x 10'0" (3.31m x 3.06m)
2 uPVC double glazed windows to fore.
Contemporary wall mounted radiator thermostatically controlled. Featured fire place with Pine surround, Marble Hearth, marble back plate and feature fire inset.





Floor Plan



Type: Commercial

Tenure: Freehold

Council Tax Band:

Services: Mains Electricity, Water, Drainage and Gas connected

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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Energy Efficiency Rating		Environmental Impact (CO ₂) 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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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