



Hen Capel Mair Sawmills Lane, St Clears, SA33 4EN

Offers in the region of £235,000

Welcome to this unique property on Sawmills Lane located on the periphery of St Clears.

This former office building has planning permission for change of use to a domestic dwelling, offering versatile accommodation to suit your needs.

The accommodation briefly comprises a reception hallway, reception room/3rd bedroom, storage and cloakroom with a spacious living room/kitchen on the first floor together with 2 bedrooms and shower room.

Externally there is a garage, enclosed and secluded side garden and large grounds opposite providing ample parking with potential for planning (subject to the necessary planning consent).

Book a viewing today and discover the endless possibilities that this versatile property has to offer.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY 14'8" x 3'11" (4.48m x 1.20m)

Front entrance door with windows to both sides, stairs to first floor and doors off to:

STORAGE ROOM 12'9" x 8'5" (3.90m x 2.58m)

RECEPTION ROOM 16'10" x 17'8" (5.15m x 5.39m)

Patio door to side garden and electric heater.



CLOAKROOM

With WC and wash hand basin

FIRST FLOOR

Landing with doors off to:

KITCHEN/RECEPTION ROOM 17'5" x 17'10" (5.31m x 5.46m)

Kitchen area is fitted with a range of base units incorporating a circular stainless steel sink unit with mixer tap.

Multi fuel stove and an electric heater, sky light windows and window to side elevation.

BEDROOM 9'5" x 14'0" (2.89m x 4.27m)

Window to side elevation and sky light window.



BEDROOM 18'7" x 10'3" max (5.68m x 3.14m max)
Window to side elevation.



SHOWER ROOM 6'5" x 5'11" (1.97m x 1.81m)
Shower enclosure, vanity unit, WC, heated towel rail and tiled floor



EXTERNALLY

Small enclosed and secluded side garden.

Attached garage with double wooden doors.

Large grounds located opposite provide excellent off road parking with potential for further development subject to planning.



SERVICES

Mains water, electric and drainage

COUNCIL TAX

To be assessed

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address .

CONTACT NUMBERS

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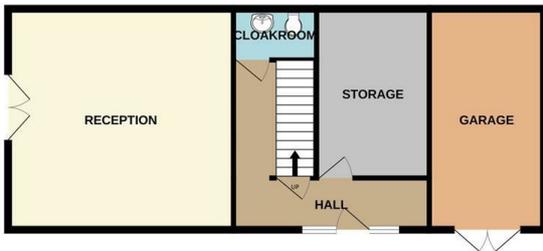
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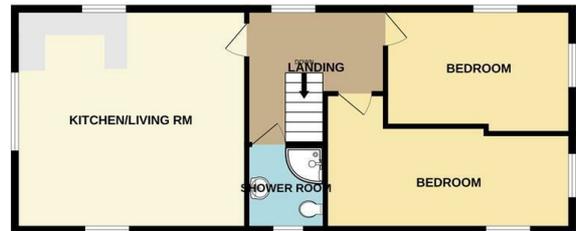
e mail sales@bj.properties

Floor Plan

GROUND FLOOR

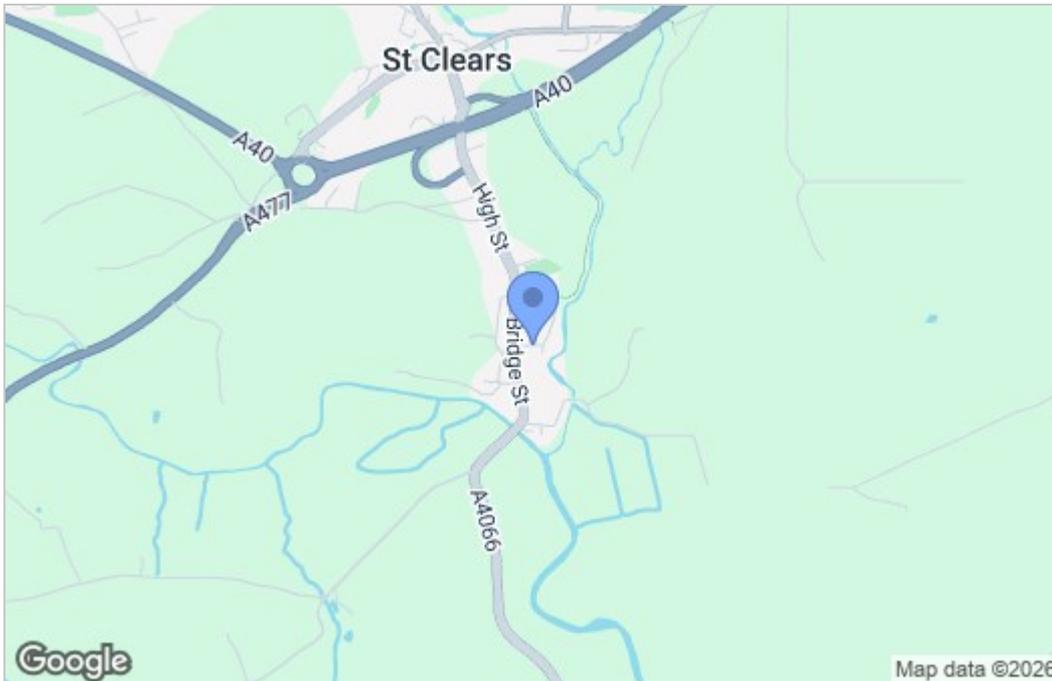


1ST FLOOR

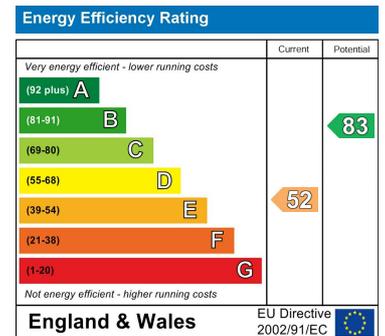


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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