

James  
Douglas



SALES AND  
LETTINGS

FOR SALE

college street, Ammanford, , SA18 3AF

£240,000



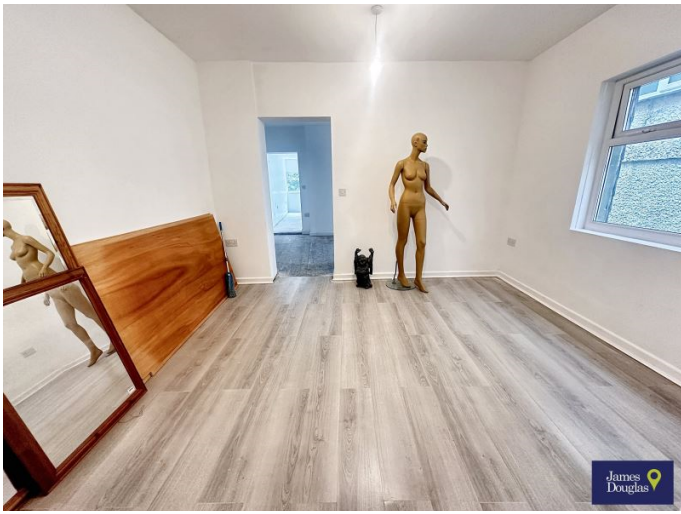
- EPC Rating TBC

## Description...

This prime commercial unit in the heart of Ammanford combines modern renovations with excellent development potential, making it an ideal investment opportunity. The ground floor features stylish upgrades and high-quality finishes, creating a welcoming atmosphere for customers. Notably, the upstairs space offers the option to be developed into two self-contained apartments, with existing infrastructure that allows for an easy conversion and minimal disruption. The property is situated in a commercially-zoned area, providing flexibility for various business types while also accommodating residential use in the upper level, allowing investors to diversify their portfolios. Conveniently located near key amenities and public transportation, this unit benefits from a vibrant community and steady foot traffic. With renovations already completed and the space in excellent condition, little work is required to turn the upper level into desirable apartments. This property presents a rare opportunity to capitalize on both commercial and residential potential in a highly sought-after location. Schedule a viewing today to explore the possibilities this exceptional commercial unit has to offer!

## Accommodation...





# Floorplan

Approx Gross Internal Area  
111 sq m / 1183 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		