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Pen-ffynnon, Llangeler, Carmarthenshire
£580,000



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- ❖ Smallholding with buildings, c.12 acres
- ❖ 4 bed detached house
- ❖ Useful outbuildings, many of stone
- ❖ Caravan and Camping Club certified site
- ❖ Offering plenty of commercial potential
- ❖ Separate, self-contained 2 bed annexe
- ❖ Former cafe / tea rooms - could be re-established
- ❖ Energy Rating: House - E, Annexe - D

Property Description

Pen-ffynnon is a 12 acre holding offering huge potential as a commercial premises or as a residential holding with or without income. It features a detached, traditional 4 bed house in need of some modernisation, a recently built 2 bed bungalow kitted out for disabled use, a range of stone outbuildings round a courtyard, a corrugated barn, double garage / workshop, two useful wooden chalets/studios, a Caravan and Camping Club Certified Site with electric hook ups and a couple of hard standing pitches, plus a further building adjoining the main house which has been a tea rooms / shop but could convert to further accommodation. There is also a large car park. This property is ideal for a wide

Accommodation

Entrance via front door into the main hallway

Hall

Stairs rise; Front door

Kitchen / Breakfast Room *19' 0" x 9' 4" (5.79m x 2.84m)*

Belfast sink; Electric cooker point; Built-in larder; Window to rear; Rayburn range (unused); Tiled floor.

Boot Room *12' 0" x 7' 5" (3.65m x 2.26m)*

Attached to the rear of the property, the boot room is half of the old garage. It has a sink with hot and cold water and a radiator.

Family Bathroom

White three piece bathroom suite; Large shower cubicle; Tiled splash backs; Tiled floor; Central heating boiler; Plumbing for washing machine; Window to rear and side; Radiator.

Living Room *14' 3" x 13' 1" (4.34m x 3.98m)*

Multi-fuel stove on tiled hearth; Stone chimney breast; Display cupboard to side of chimney; Under stairs cupboard; Radiator; Window to front

Dining Room *12' 10" x 10' 8" (3.91m x 3.25m)*

Open fireplace (non-functioning); Radiator; Window to front

First Floor

Landing

Radiator





Bedroom 1 12' 10" x 10' 8" (3.91m x 3.25m)

Window to front; Radiator



Bedroom 2 10' 6" x 9' 6" (3.20m x 2.89m)

Window to side; Radiator; This room has some limited headroom to one side



Bedroom 4 12' 2" x 12' 10" (3.71m x 3.91m)

Window to front; Radiator

Cloakroom

WC and basin; Radiator; Window to rear; Limited head room

Bedroom 3 12' 6" x 9' 4" (3.81m x 2.84m)

Window to side; Radiator; Some limited head room

Office 6' 1" x 4' 3" (1.85m x 1.29m)

Window to front. This might make an en suite shower room for bedroom 4

The Bungalow

Set to the rear and one side of the main house is a recently completed bungalow / annexe. This is kitted out with disabled access very much in mind. It has its own garden.

Utility Room 13' 0" x 5' 9" (3.96m x 1.75m)

Plumbing for washing machine; Sink unit; Central heating boiler; Radiator; Window to rear; Exterior door to side

Hallway

Radiator; Rear door

Bedroom 5 13' 0" x 11' 6" (3.96m x 3.50m)

Radiator; Window to front

En Suite

An en suite wet room providing a shower, WC and wash basin

Bedroom 6 8' 4" x 8' 0" (2.54m x 2.44m)

Radiator; Window to front

Bathroom

WC, basin and bath; Radiator; Tiled splash backs; Window to rear

Living Room / Kitchenette 17' 7" x 10' 4" (5.36m x 3.15m)

Range of fitted base and wall units to one end; 1 1/2 bowl stainless steel sink; Fitted hob; Tiled splash backs; Radiator; French doors to side; Window to front and side

Externally

The property sits alongside the A484 Newcastle Emlyn to Carmarthen road, about 5 miles from Newcastle Emlyn. Commercially speaking, it is ideally suited for passing traffic and easy to find. From the road, an entrance leads into an area of hard standing, giving plenty of room to park and turn vehicles of all sizes. From here there is access to the main house and to the camping field. The house has a sheltered front garden laid mainly to lawn with a wildlife pond

The Outbuildings

The property comes with a host of useful outbuildings, many of them stone with potential for conversion for a range of uses (subject to consent).

Attached to one side of the house is a large single storey building measuring approx. 7.9m x 6.96m (26' x 22'10"). This was formerly used as a CAFE and SHOP and is still suited to such use. Attached to the side of this is a toilet and shower block. The toilets were for use by both cafe customers and also by anyone staying on the camp site who could still gain access after the cafe closed, via a separate entrance.

To the rear of the house is attached a former garage. This has been divided into two, half forming the boot room. The remaining space offers storage etc. and measures approx. 3.7m x 3.4m (12'2 x 11')

Behind the main house, there is a courtyard with two stone ranges forming two sides of it (the house and bungalow form the other two sides).

At right angles to the house the first range consists of a single Stone Barn measuring approx. 14.95m x 4.25m (49' x 14') internally. This has a tiled floor and power connected. On the front of the barn, to one end is a Lean-to (probably the former dairy) which measures approx. 4.05m x 2.4m (13'3 x 7'10").

Opposite the back of the house stands a longer Stone Range which is divided into 3. The first section measures approx. 6m x 3.4m (19'7 x 11'2) The second section 8.9m x 4.35m (29'2 x 14'3) The third section 3.3m x 4.35m (10'10 x 14'3) It is a single storey range with power and water attached.

Behind this range stands a corrugated Hay Barn with a lean-to either side. There is also a Double Garage / Workshop which stands close to the hay barn, this is divided into two and measures 7.5m x 6.45m overall (24'7 x 21'2) Close to this also stand two wooden chalet style buildings, one a craft workshop and one a music studio.

The Land

From the parking area, there is access to one of three enclosure of land. Two of the fields measure approx. 5 acres each and one measures approx. 2 acres. Set to one side of the parking area is the camping area. This is a sheltered area used as a Caravan and Camping Club certified site. It has a number of electric hook-ups. The campers have access to the toilets / showers to the side of the former cafe.

General Information

Viewings: Strictly via the agents, Houses For Sale in Wales.

Services: Mains electricity, mains water, mains drainage.

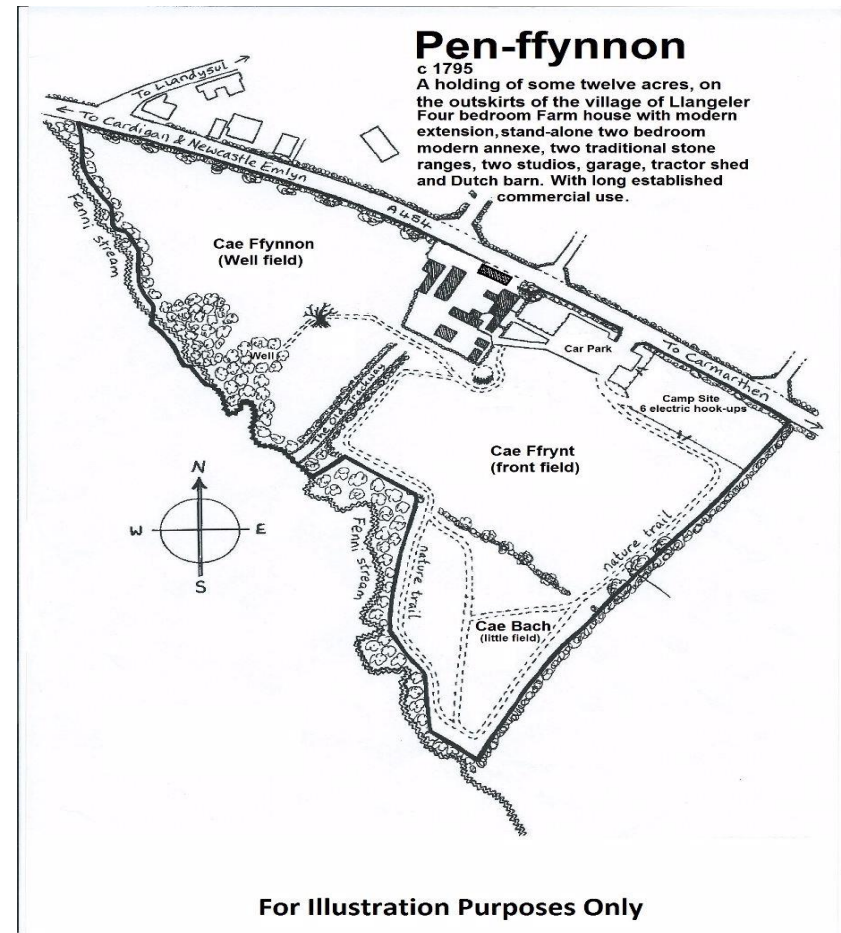
Council Tax: Main House: Band E, Bungalow/Annex: Band A, Carmarthenshire County Council

Directions

Directions: From Newcastle Emlyn take the A484 towards Carmarthen. After approx. 3 miles the road bends to the right away from the river. The road is then straight for several hundred yards and the property will be found on the right hand side of the road.



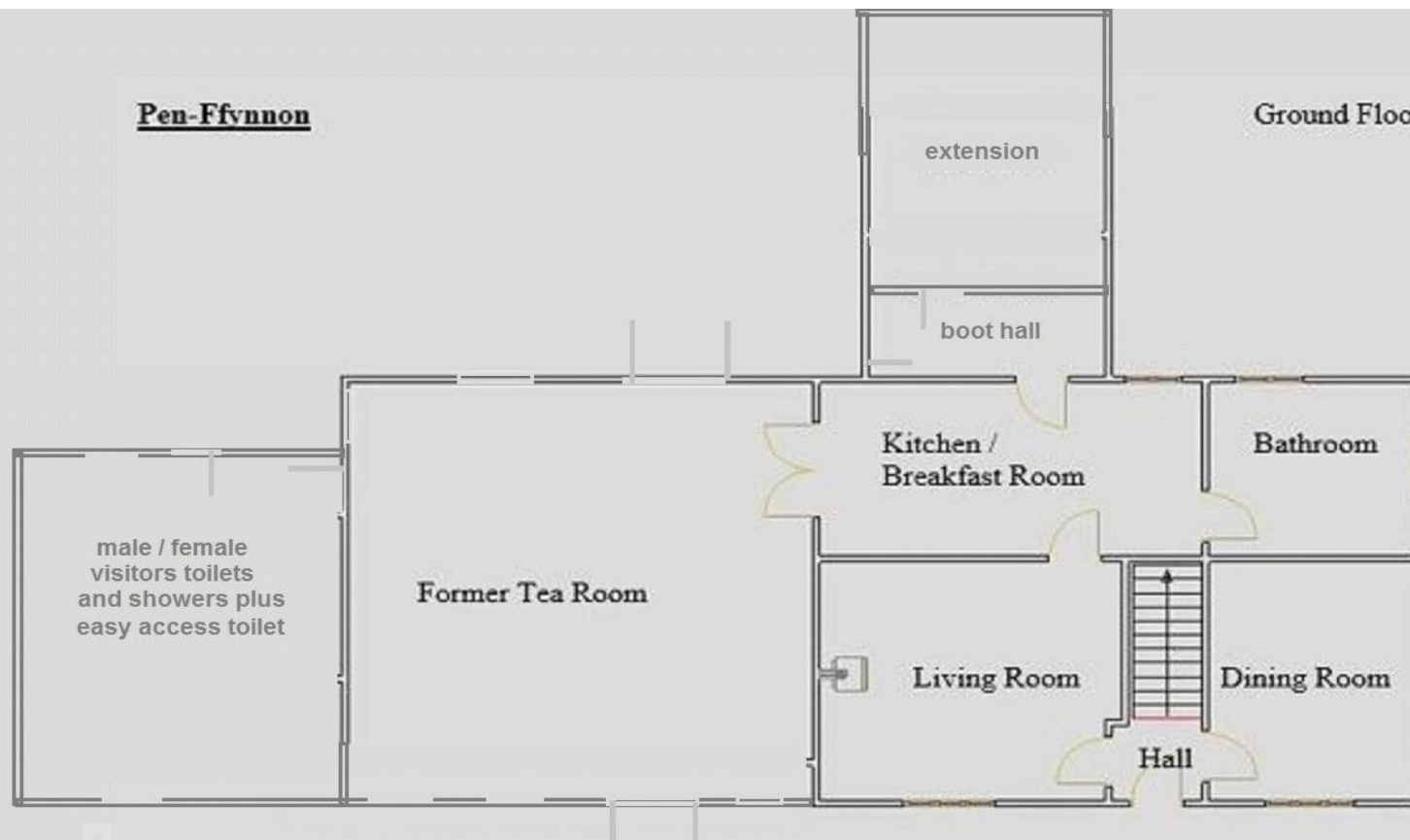




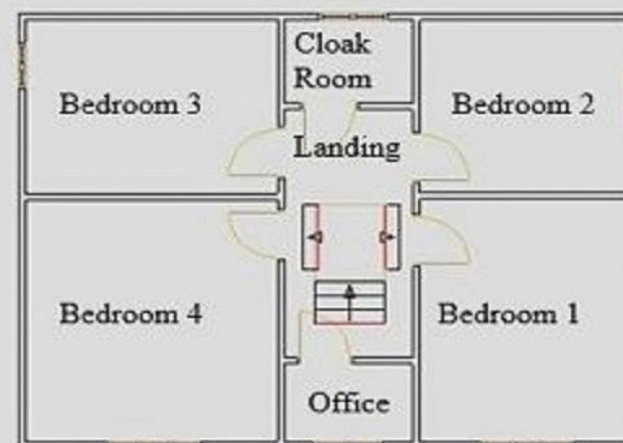


Pen-Ffynnon

Ground Floor

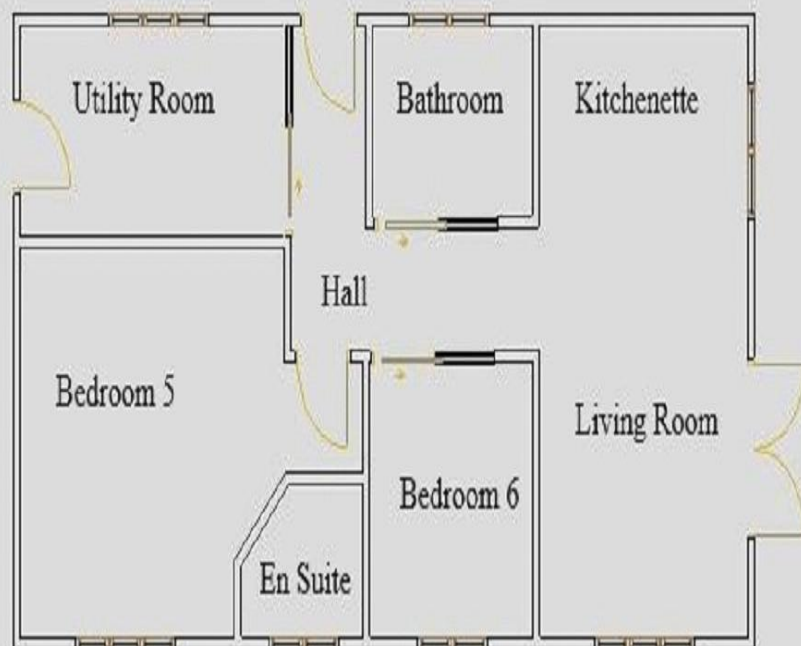


First Floor

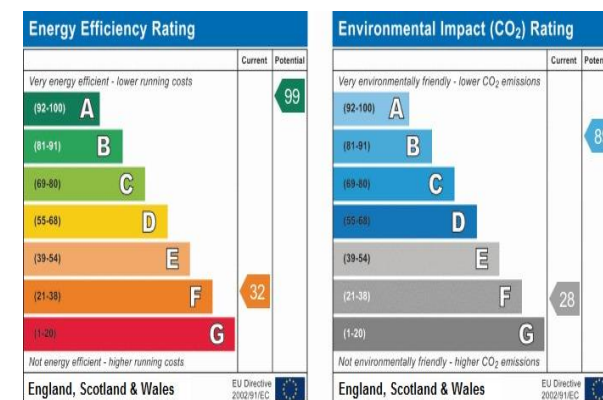


This plan is not drawn to scale and is for layout illustration purposes only.

The Annexe



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These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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