

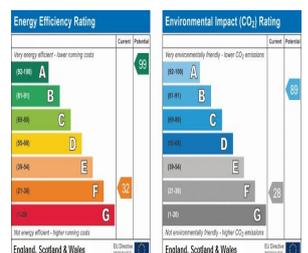


## Pen-ffynnon Llangeler Carmarthenshire, SA44 5EY

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 range of uses, it needs to be viewed!

- ❖ Smallholding, buildings & 12 acres
- ❖ 4 bed detached house
- ❖ Useful outbuildings
- ❖ Caravan and Camping Club certified site
- ❖ Plenty of commercial potential
- ❖ Separate 2 bed annexe
- ❖ Former cafe / tea rooms
- ❖ Energy Rating: Hse - E, Annexe - D

**£580,000**



1 Cawdor Terrace, Newcastle Emlyn  
Carmarthenshire SA38 9AS

10 High Street, Cardigan  
Ceredigion SA43 1HJ

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## 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.



## Kitchen / Breakfast Room - Another View



## 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



**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



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

Window to front; Radiator



**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

## Former Tea Room



## Former Tea Room - Another View



## 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.



## Outbuildings - Another View



## Further building



## Further Building - Another View



## Further Building - Another View



## 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.



## Land - Another View



## Land - Another View



## Land - Another View



## 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

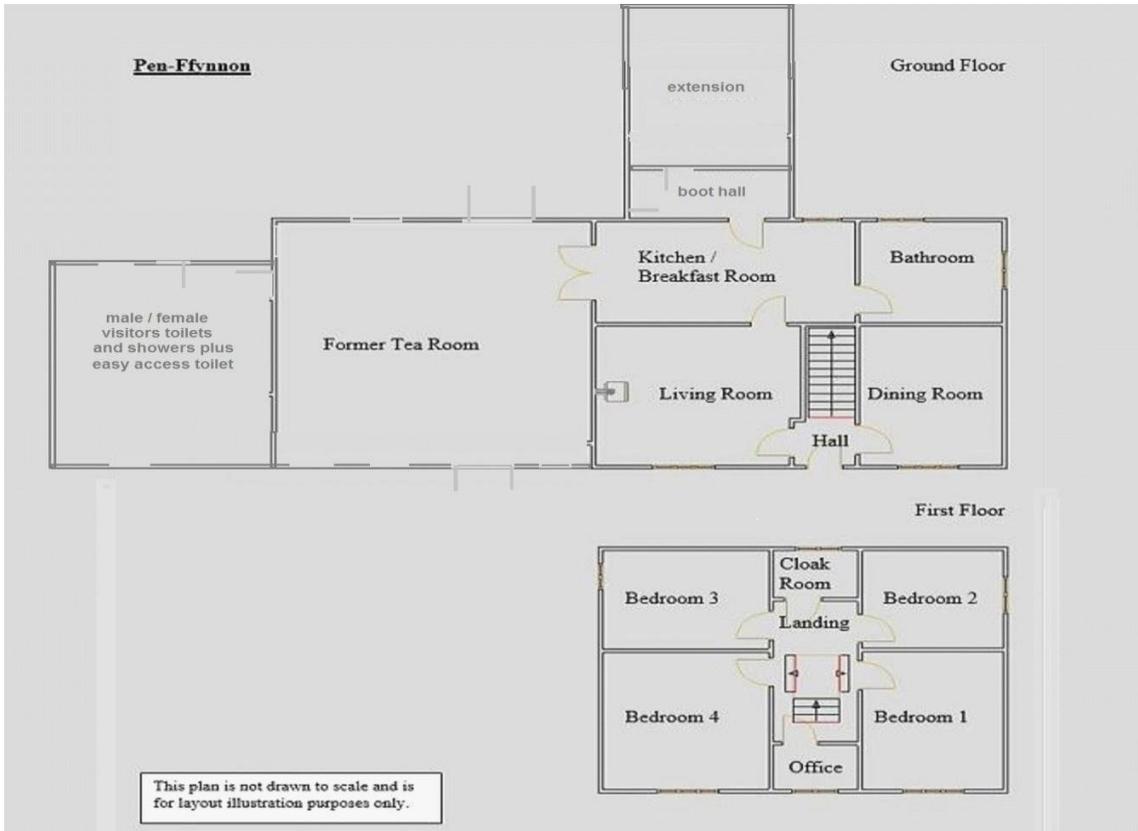
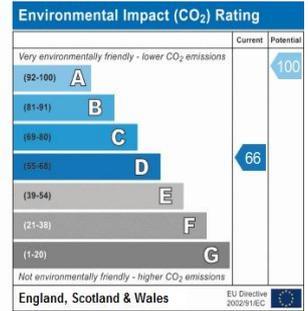
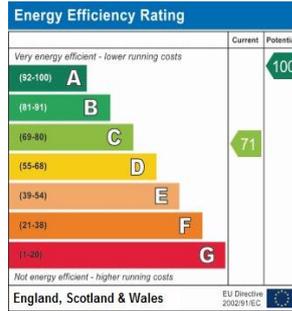
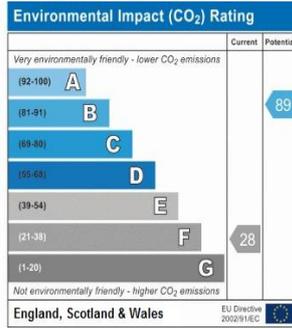
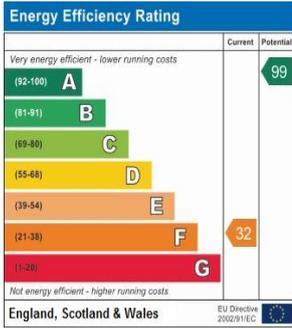
Directions: From Newcastle Emlyn take the A484 towards Carmarthen. After approx. 3 miles the road bends to the right away from the river. The road is then straight for several hundred yards and the property will be found on the right hand side of the road.

## Offers Procedure

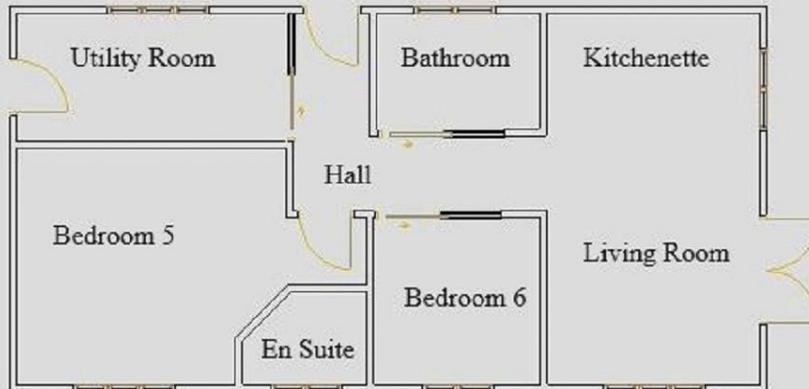
Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.



**The Annex**



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