

Regulated by:



RICS



Since 1989

Substantial 32 bed Care Home set within 3.85 acres. Near Cross Hands/Llanelli. West Wales.



Former Plas Y Bryn Care Home Thornhill Road, Cwmgwili, Llanelli, Carmarthenshire. SA14 6PT.

C/2201/RD

£300,000

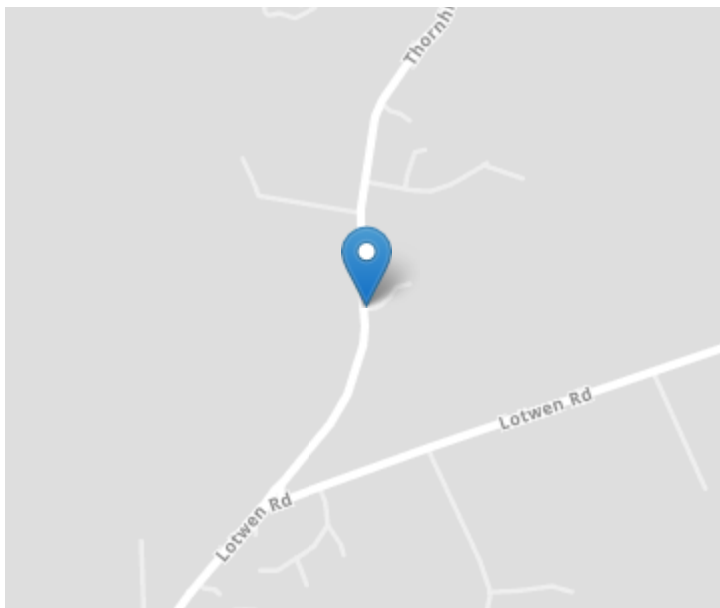
*** PLEASE NOTE : INFORMAL TENDERS INVITED TO THE AGENTS AT ABERAERON OFFICE BY 12 NOON ON FRIDAY 11 AUGUST 2023 ***

** A substantial 32 bed Care Home ** Recently vacated ** Available with vacant possession ** Good level of day living and supporting accommodation ** High quality fixtures and fittings ** The whole property sits within some 3.85 acres (approx.) ** Potential for change of use to Guest House/Airbnb/Commercial redevelopment site for housing (stc.) ** Excellent road frontage ** 1.8 acres within the development boundary **

****AN EXCELLENT OPPORTUNITY TO SECURE AN EXISTING CARE HOME FACILITY - NOT TO BE MISSED ****

The property is situated within the rural village of Cwmgwili being on the fringes of the larger settlement of Cross Hands with its strategic positioning on the A48 and nearby M4, a wealth of employment opportunities and large residential population.

The larger urban conurbations of Llanelli and Swansea are both within 20 minutes drive of the property providing a great catchment area for the business.



Front Porch

With double glass doors, radiator, connecting double glass doors into:

Reception Hallway

26' 9" x 8' 7" (8.15m x 2.62m) with wood effect vinyl flooring, radiator, under-stairs cupboard, lift to 1st floor, 2 x WC off.



Office 1

9' 1" x 10' 4" (2.77m x 3.15m) rear window, fitted cupboards, radiator, multiple sockets and WIFI connection points, wood effect laminate flooring.

Sitting Room/Day Room

23' 7" x 18' 4" (7.19m x 5.59m) with dual aspect windows to front and side, 2 x radiator, multiple sockets, TV point, medicare point.



Inner Hallway

With side WC, side porch with emergency glass door.

Office 2

14' 11" x 10' 2" (4.55m x 3.10m) with a range of shelving, ample desk space, side window, multiple sockets.



2nd Day Room

20' 8" x 30' 11" (6.30m x 9.42m) large and airy sitting room with dual aspect windows to front and side, wood effect vinyl flooring, 4 x radiator, TV point, multiple sockets, dire door to garden, Medicare point.



Sun Lounge

11' 9" x 18' 5" (3.58m x 5.61m) with uPVC windows to all sides, overlooking garden and front entrance, 2 x radiator, multiple sockets, Medicare points.



Dining Room

24' 1" x 23' 6" (7.34m x 7.16m) accessed off the reception hallway, space for 30+ covers, dual aspect windows overlooking rear garden, multiple sockets, range of fitted base and wall units to side, TV point, fire door to garden.



Kitchen

21' 7" x 12' 0" (6.58m x 3.66m) a large commercial kitchen space with 6 hob gas cooking range with commercial hob over, space for deep fridge freezers, multiple stainless steel shelving units and deep fat fryer, dishwasher, stainless steel

sink and drainer, double fridge, standing freezer, various microwaves, fully tiled walls, rear window, multiple sockets, wash hand basin.



Utility Room

11' 9" x 7' 4" (3.58m x 2.24m) with a range of stainless steel units, ½ tiled walls, stainless steel sink and drainer with mixer tap, rear window, access to storage room.



Rear Inner Hallway

With external door.

Staff Room



11' 9" x 10' 7" (3.58m x 3.23m) with a range of base units, stainless steel sink and drainer with mixer tap, radiator, window to front, range of shelving and lockers.

WC/Shower Room

With WC, shower, single wash hand basin.

WC

WC, single wash hand basin.

Washroom

12' 0" x 9' 3" (3.66m x 2.82m) double stainless steel sink and drainer with mixer tap, front window, radiator, double washing machine and dryer.



Inner Hallway

Providing access to ground floor bedrooms 1-8 with an average measurement of 10'6" x 11'11", single bedrooms, WC, rear and front windows, wood effect vinyl flooring, multiple sockets, Medicare points, fitted cupboards and freestanding cupboards.



Ground Floor Bathroom 1

11' 4" x 10' 4" (3.45m x 3.15m) Panelled bath, single wash hand basin and vanity unit, WC, vinyl flooring, radiator.

Bathroom 2

5' 9" x 6' 4" (1.75m x 1.93m) providing a wet room facility, WC, radiator, corner single wash hand basin.

Store Room

With single wash hand basin.

Bedrooms 9 and 12

Average 10' 7" x 20' 5" (3.23m x 6.22m) single bedrooms, dual aspect windows to front and side, single wash hand basin, radiator, vinyl flooring.

Bedrooms 10 and 11

12' 1" x 9' 4" (3.68m x 2.84m) single bedrooms, window to side, single wash hand basin, vinyl flooring, TV point.

Ground Floor Stairwell

With external door, under-stairs cupboard, access to loft.

Main Landing Area

With staircase from reception hallway.

FIRST FLOOR

Bathroom

11' 4" x 10' 6" (3.45m x 3.20m) panelled bath, single wash hand basin, radiator, front window, ½ tiled walls.



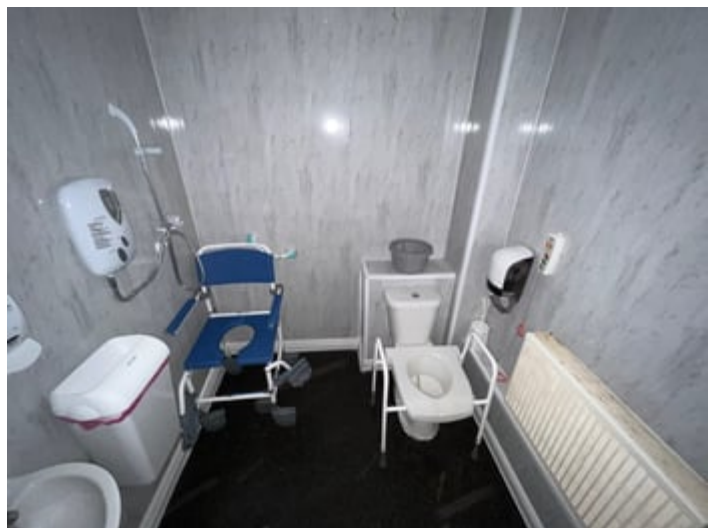
Bedrooms 14-29

11' 4" x 10' 6" (3.45m x 3.20m) single bedrooms, single wash hand basin, wood effect vinyl flooring, window to front or rear.



2 x Shower Rooms

5' 6" x 6' 5" (1.68m x 1.96m) a walk-in shower facility with single wash hand basin, radiator, WC.



Access to Stairwell

With second staircase to ground floor.

Bedrooms 31 & 32

12' 1" x 9' 4" (3.68m x 2.84m) single bedrooms, window to side, single wash hand basin, vinyl flooring, TV point.

Bedrooms 30 & 33

Average 10' 7" x 20' 5" (3.23m x 6.22m) single bedrooms, dual aspect windows to front and side, single wash hand basin, radiator, vinyl flooring.



EXTERNAL

Grounds & Parking

The property is approached from the adjoining council road into a large tarmacadam forecourt providing a large number of parking space with landscape gardens to front and side. Side footpath leads through to rear storage and refuse space with a range of timber outbuildings and connecting footpath through to rear garden and extended rear patio from the dining space with raised garden predominantly laid to lawn, mature hedgerows and trees to boundaries.



The Land


the whole property sits within a 3.85 acre plot. This is split into 2 parcels with the developed end being contained to a 1.8 acre plot which is also set within the development boundary for Carmarthenshire's LDP.

Adjoining the main care home the land extends a further 2.05 acres positioned to the south of the main property, currently overgrown with a mixture of trees and mature planting being unmanaged and unkept but has potential for an extended garden area or extensions to the facilities subject to the necessary consents.



up on the other side and after some 1/2 mile you bare left at the next junction signposted ?????? Industrial Park and continue along this road for approximately 500 yards and the property is located on the right hand side.

Energy Efficiency Rating

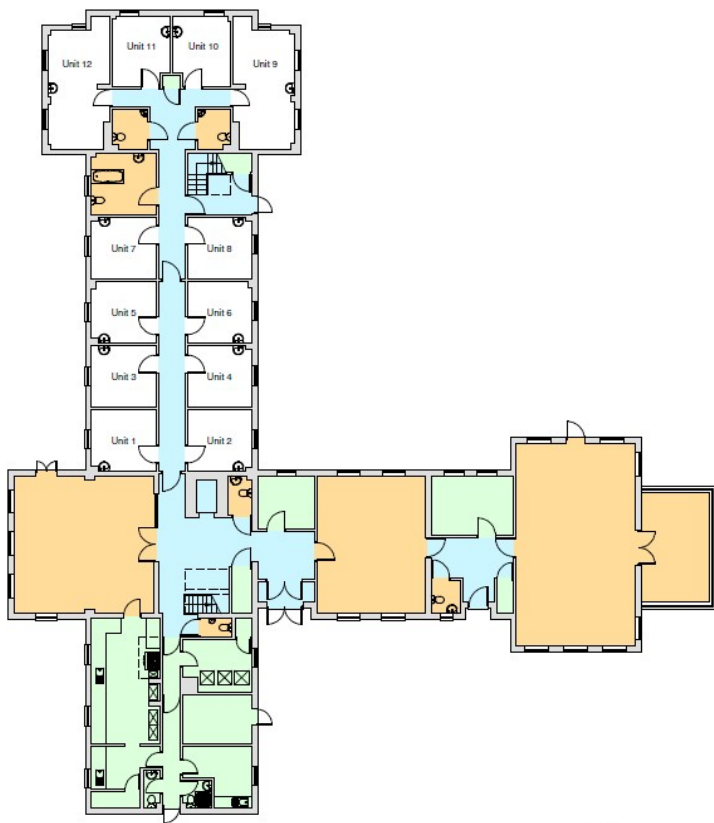
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Services

We are advised that the property benefits from mains water, electricity and drainage. The property is Freehold and registered title number WA490492.

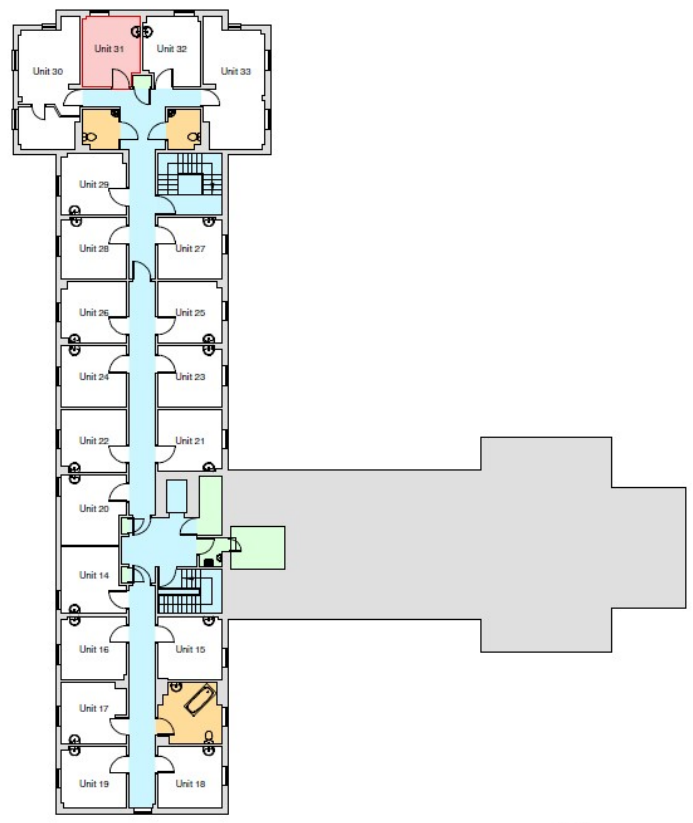
Directions

Travelling south on the A48 from Cross Hands to Pont Abraham, proceed for approximately 1 mile passing the junction to Cross Hands Business Park and turning off towards Cwmgwili as signposted off the dual carriageway. Proceed into the village continuing down the hill and rising



Ground Floor Plan 1:200

0 1 2 3 4 5m



First Floor Plan 1:200

0 1 2 3 4 5m



H.M. LAND REGISTRY

TITLE NUMBER

WA490492

ORDNANCE SURVEY
PLAN REFERENCE

SN 5711
SN 5710

Scale
1/ 2500

COUNTY ~~DYFED~~ ADMINISTRATIVE AREA DISTRICT DINEFWR CARMARTHENSHIRE
SIR GAERFYRDDIN

© Crown copyright



The boundaries shown by dotted lines have been plotted from old plans on this date. The title plan may be corrected by later survey information.

NOTE: AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES:
4.39





Estate Agents | Property Advisers
Local knowledge, National coverage

Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS
(Subject to Contract)

On
Former Plas Y Bryn Care Home, Thornhill Road, Cwmgwili, Llanelli, Carmarthenshire. SA14
6PT.

To be sent/delivered/e-mailed to the Agents Offices

No later than -
12 Noon Friday 11th August 2023
To the offices of Morgan & Davies, 4 Market Street, Aberaeron, Ceredigion SA46 0AS
Email: rhys@morgananddavies.co.uk / aberaeron@morgananddavies.co.uk

I/We

Address

.....

Tel : E-mail :

Hereby confirm our offer as follows:-

Price: £.....

I/We

1. Confirm we have the funds to proceed with the purchase and the property is sold as seen.
2. The offer made is unconditional and not dependent on securing planning permission or operating licences

My/Our Solicitors are:-

.....

.....

Signed

Date



Directors:
Andrew J Morgan FRICS FAAV Rhys ap Dylan Davies BA (Hons) MTP
T Dylan R Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA MNAVA

www.morgananddavies.co.uk

Morgan & Davies is a trading name of Morgan & Davies Ltd, a Company registered in Wales 11301575



ABERAERON
4 Market Street, Aberaeron, Ceredigion SA46 0AS
TEL: 01545 571 600 FAX: 01545 571 770
aberaeron@morgananddavies.co.uk



LAMPETER
12 Harford Square, Lampeter, Ceredigion SA48 7DT
TEL: 01570 423 623 FAX: 01570 421 512
lampeter@morgananddavies.co.uk