

A substantial Former Warehouse with planning permission for the conversion into 3 separate apartments and 2 commercial units. Llandysul, Near Cardigan/Newcastle Emlyn/Carmarthen - West Wales.



Ffrwdwen Mill, Pontwelli, Llandysul, Carmarthenshire. SA44 5AP.

£140,000 Guide Price

Ref R/4958/RD

****Substantial 4 storey Former Warehouse**Convenient edge of village location**Planning permission for the Conversion into a mixed use development comprising of three independent apartments and two commercial units**Overlooking the River Teifi to the rear**Former Mill with original leat**Ideal for alternative energy use**Riverside Access with fishing rights**Side Parking**Potential for Building Plot (stc)****

Substantial, 4 storey imposing building located on the fringes of the village of Llandysul. The village offers an excellent level of local facilities and services including supermarket, petrol station, post office, places of worship, public houses, excellent public transport connectivity and a new community primary and secondary school and a new Business Park. The Cardigan Bay coastline is some 20 minutes drive to the West with the Strategic town of Carmarthen with its University and Regional Hospital some 20 minutes drive south with connections to the M4 corridor.



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GROUND FLOOR

Workshop

26' 7" x 56' 0" (8.10m x 17.07m) Open plan workshop area with partitions to all rooms. Stairs leading down to basement and stairs rising to first floor.



Rear Lean To

15' 5" x 24' 2" (4.70m x 7.37m) providing ample storage space.



LOWER GROUND FLOOR

Basement

With lift connecting to upper floors. Have a total coverage of 1600 sq ft and access to Lower Rear Storage Area. Side door to garden.

FIRST FLOOR

Office

12' 9" x 8' 0" (3.89m x 2.44m) window to front. Connecting door through to -



Managers Office

9' 7" x 12' 9" (2.92m x 3.89m) with multiple sockets with window to rear overlooking the River Teifi.

Store Room

20' 9" x 23' 6" (6.32m x 7.16m).



Store Room

10' 1" x 13' 7" (3.07m x 4.14m)

Store Room

10' 4" x 14' 7" (3.15m x 4.45m)



SECOND FLOOR

Store Room

23' 3" x 52' 0" (7.09m x 15.85m) with external doors and

doors to storage areas.



W.C.

4' 6" x 5' 6" (1.37m x 1.68m) offering ladies and gents toilet facilities.



EXTERNALLY

To The Front

The property is approached from the adjoining county road into a side parking area with ample parking for 5-6 vehicles.

We believe that this area has planning potential for the erection of a dwelling (stc).



To the Side and Rear

The property currently benefits from side access through the rear area of woodland and scrub to the side of the river Teifi. A notable feature is the Leet with Former Water Wheel which has the potential for alternative energy technology.





FISHING RIGHTS

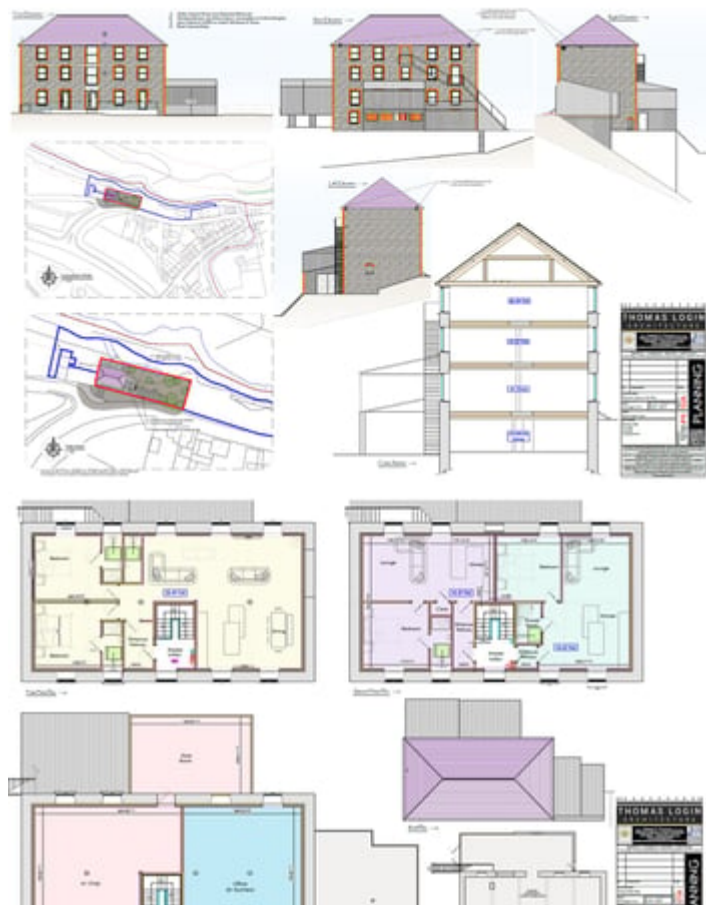
There is a riverside frontage at ground floor level as well as approx. 800m of river bank with fishing rights on the river Teifi.



PLANNING PERMISSION

Planning permission has been granted (Carmarthenshire County Council Ref PL/08565) approved on the 19th August 2025.

Please note this planning permission grants the conversion of the building for mixed used including 3 apartments and 2



MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

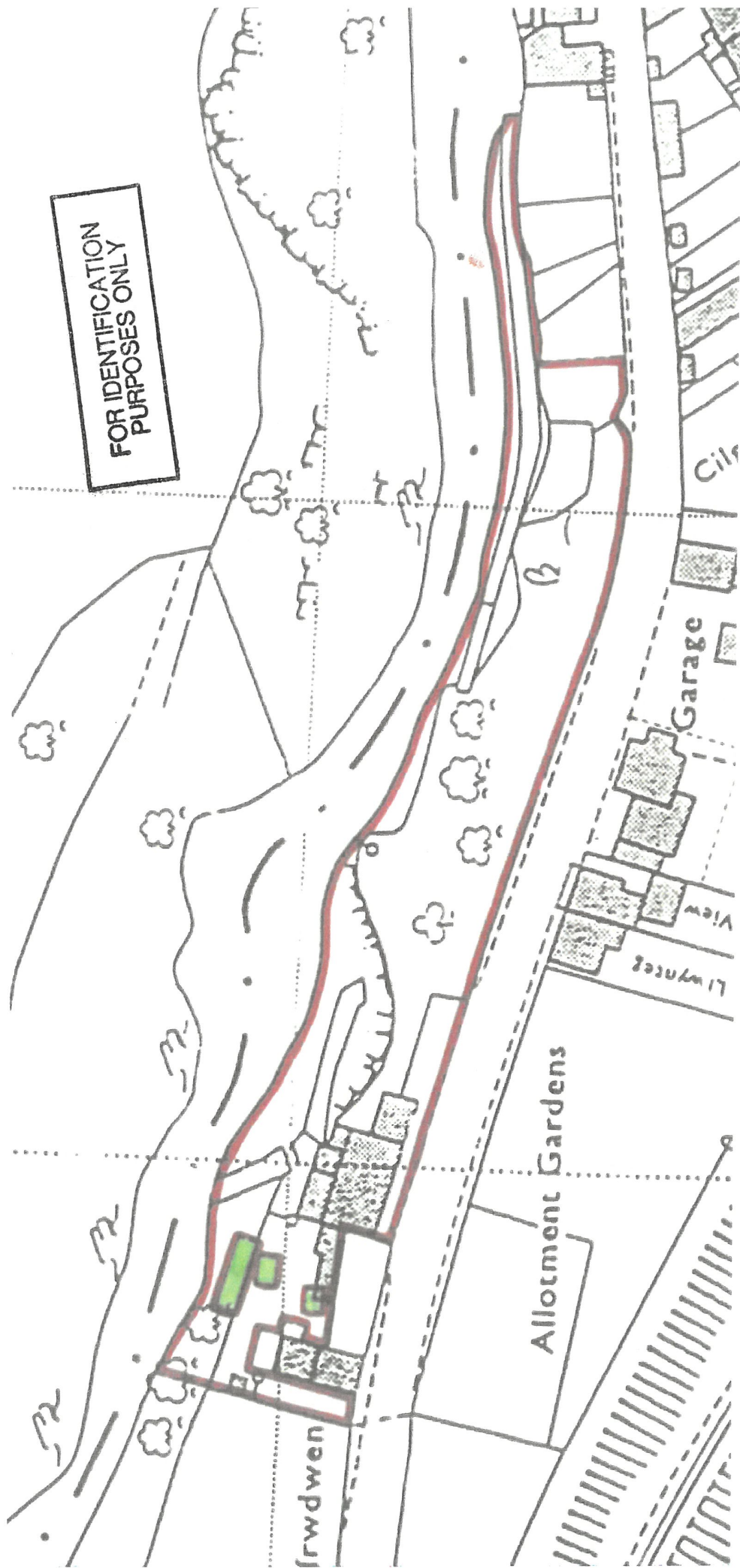
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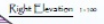
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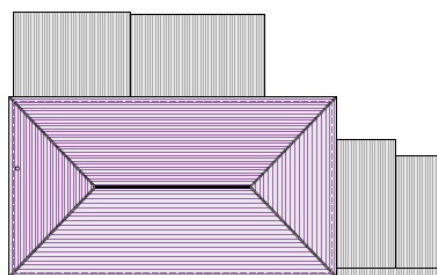
Services

We are advised that the property benefits from Mains Water, Electricity and Drainage.

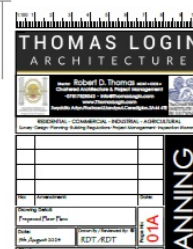
Tenure - Freehold.







Roof Plan 1:500



MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Private.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

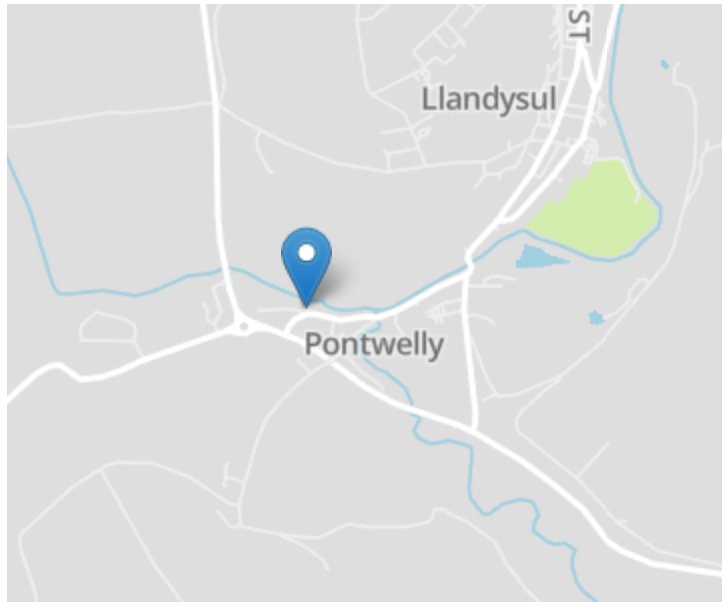
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Llandysul town centre proceed over the bridge into Pontwelly. Continue along the road towards Newcastle Emlyn and the property is located on the right hand side before you reach the by pass roundabout

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

1301 This is how energy efficient the building is

For further information or to arrange a viewing on this property please contact :

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