

*Set in ½ acre of grounds. Superb views and potential to extend for an Annex or similar. Lovely Family Home Formerly A Public House midway Carmarthen (7 Miles & Llanelli 12 Miles).*



**Halfway House, Pontantwn, Kidwelly, Carmarthenshire. SA17 5HY.**

**£325,000**

**R/4223/NT**

\*\* Formerly a public house \*\* The property has been modernised to an excellent standard \*\* Offering large rooms with light and roomy accommodation \*\* Picture windows to enjoy the far rural views especially from the first floor \*\* Set in grounds of 0.5 of an acre \*\* The property has the potential for an Annex having been previously utilized as such and could be extended quite easily subject to building regulation consents \*\* Offering character accommodation with beamed ceilings, wood burner to living room \*\* Good sized bedrooms \*\* Formerly a public house and also formerly having an Annex, the property lends itself to extend back into this extension area that now have good storage rooms and would be equally suitable as working from home or possibly a business subject to the necessary planning consents \*\*

Situated between the main towns of Carmarthen and Llanelli being 7 and 12 miles respectively, the village of Pontyates is 2 miles approximately offering excellent day to day facilities, the property has a good location with good access to most areas including Pembrey Country Park.



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## AGENTS COMMENTS

Formerly a public house, the property has been modernised for an excellent family home and previously having an Annex which could easily be re-established subject to building regulations, offering LPG gas central heating, double glazing and good sized accommodation. The property is situated between the main towns of Carmarthen and Llanelli that are 7 and 12 miles respectively. Both offer excellent shopping facilities and national retailers, junior and secondary schools, bus and rail station and M4 dual carriageway connection is available at Cross Hands which is 9 miles approximately, an ever growing village with retail units etc. Pembrey Country Park with its large sandy beach, woodland walk, dry ski slope, enclosed cycle track is 8 miles approximately. Ffos Las horse racing course is 6 miles approximately. An excellent location if requiring access to the surrounding areas.

## ACCOMMODATION

The accommodation comprises:

### Storage Rooms

Formerly an entrance hallway to the former gents and ladies toilets, currently utilised as storage rooms.

### Store Room

3.3m x 2.14m (10' 10" x 7' 0")

### Ladies

3.4m x 1.9m (11' 2" x 6' 3")

### Mens Toilets

With boiler system for the toilet and store room area currently not working which runs the central heating and hot water system, radiator, double glazed window to side.

### Dining Room

8.06m x 2.6m (26' 5" x 8' 6") patio doors with side glazed panels and window to side, radiator, tiled floor, part exposed stone wall.



### Living Room

6m x 4.3m (19' 8" x 14' 1") wood burner with stone surround and wood beam over, 2 x double glazed windows to front, feature beams, door to porch, 2 x radiators.



### Kitchen

3.7m x 3.7m (12' 2" x 12' 2") double glazed window to front, 1½ bowl sink unit with single drainer, base units with worktops over, matching wall units.



### Utility

3.2m x 1.8m (10' 6" x 5' 11") double glazed window to rear, plumbing for washing machine, LPG gas boiler which runs central heating and hot water system which runs the main house area. Worktops and radiator.

### Boot Room

2.6m x 3.3m (8' 6" x 10' 10") double glazed door to side, window to front and rear.

### Landing

With loft access, radiator, double glazed window to side with views.

### Bathroom

2.8m x 1.9m (9' 2" x 6' 3") panel bath, roll top, mixer tap and shower attachment, WC, vanity wash hand basin, radiator, tongue and groove to dado, double glazed window to rear.



### Bedroom

4.9m x 3.1m (16' 1" x 10' 2") double glazed window to side with views and radiator.



### Bedroom

3.68m x 4.35m (12' 1" x 14' 3") double glazed window to front and radiator, part exposed stone wall.



### Bedroom

2.64m x 3.34m (8' 8" x 10' 11") plus recess 0.90m. double glazed window to front and radiator.



### Storage Room

3.3m x 3m (10' 10" x 9' 10") double glazed window to side and door.

### Storage Room

2.08m x 3.12m (6' 10" x 10' 3")

### Former Shower Room

1.5m x 1.3m (4' 11" x 4' 3")

These 3 rooms are on the ground floor and was formerly an Annex to the property which has been decommissioned and would need building regulations and planning consent to form another Annex.

## EXTERNALLY



Gated entrance leading to ample tarmac parking and turning area and additional off to the side of the parking area is a grassed lawn area and the total area around the property is approximately 1/2 an acre. To the side of the property is an enclosed low maintenance garden area safe for dog run or similar. Some great sun sets are enjoyed from the property along with being in a great sunny location all day (Weather



Permitting).

## 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.

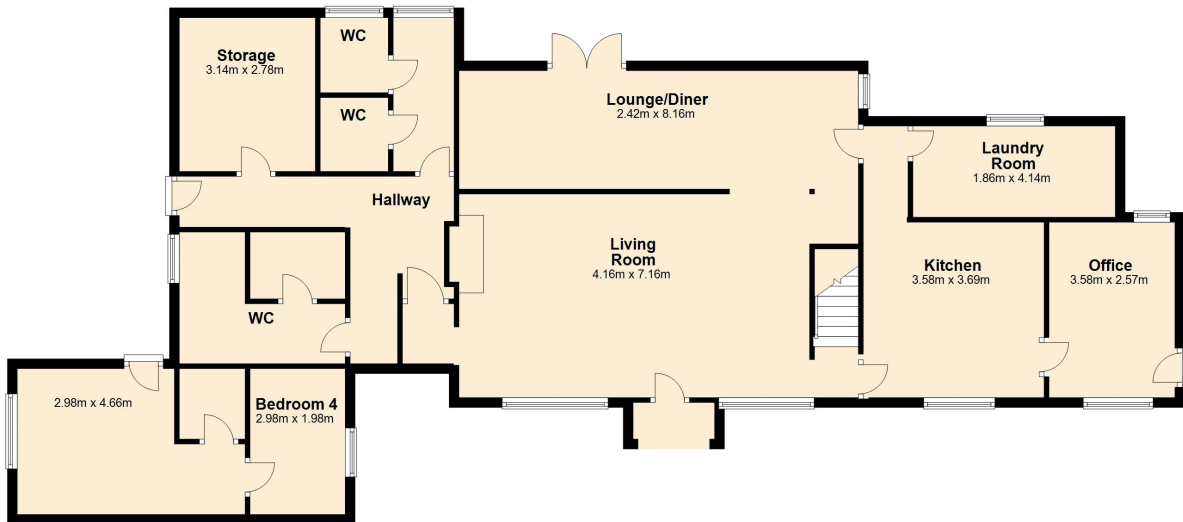
## **Services**

Services - Mains water, electric and private drainage. LPG gas central heating system.

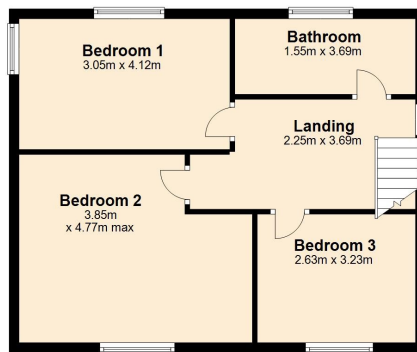
Tenure - Freehold.

Council Tax - tbc.

**Ground Floor**  
Approx. 149.9 sq. metres



**First Floor**  
Approx. 54.7 sq. metres



Total area: approx. 204.6 sq. metres

This plan is for illustrative purposes only. Sizes and dimensions are approximate, actual may vary.  
Plan produced using PlanUp.

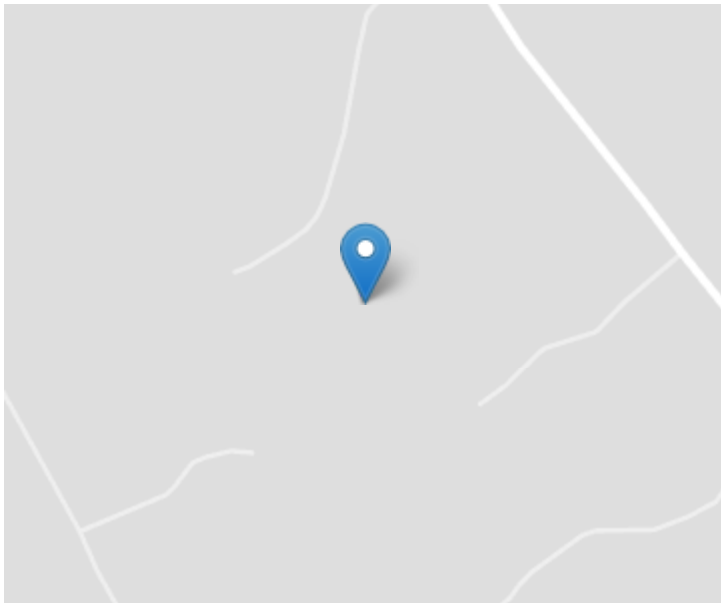
## Directions

From Carmarthen take the A484 south signposting Llanelli. Travelling for 2 miles at the village of Cwmffrwd turn left onto the B4309 signposted Pontyates. Continue along this road through the villages of Bancycapel, Cloigyn and on through Pontantwn, continue on at the hill and as the road flattens out, the property can be found on the right hand side after a short distance shown by a Morgan and Davies for sale board.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies) . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>		
(21-38) <b>F</b>	25	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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