





Overview

An exciting opportunity to acquire a well established and renowned former Hotel & Restaurant, currently comprising six self-contained apartments across the ground and first floors, two of which are currently run as successful holiday lets with the remaining four let on long term basis to working professionals. The former restaurant on the ground floor benefits from full planning consent to convert into two further self-contained apartments.

The property lies in the heart of the Carmarthenshire countryside in the picturesque Cothi Valley in the sought after village of Pontargothi, adjoining the Afon Cothi River and the A40 trunk road. Both Pontargothi and the nearby village of Nantgaredig, are home to a range of local conveniences to include public houses, a well-regarded Welsh medium primary school, doctors surgery, health club with swimming pool and gym and Y Polyn Michelin Guide country restaurant.

The popular tourist attractions of National Trust Paxton's Tower, Castell Dryslwyn Castle and the National Botanic Gardens of Wales are also within a short driving distance away



The county town of Carmarthen lies 9 miles to the west and is home to an extensive and comprehensive range of amenities and services to include high street national retailers and supermarkets, as well as a range of independent stores and eateries and comprehensive education and healthcare provisions.

ACCOMMODATION

Self-catering holiday apartments

The holiday let apartments are located on the first floor of the property, known as Towy and Cothi, names after the local rivers. Each apartment has been recently renovated to a high standard with modern kitchens, shower rooms and fixtures and fittings. Both apartments are currently available to book via Booking.com and the vendors own website known as Cothi Bridge Apartments. Gwili and Bran were former holiday apartments, although are now let on long term basis, both of which are also on the first floor.

The apartments have proved very popular with families, couples, weekenders and those staying in the area for work. Each apartment has been averaging circa £1,200 to £1,400 per calendar month in revenue over the last 12 months.



Towy (2-bed holiday let apartment)

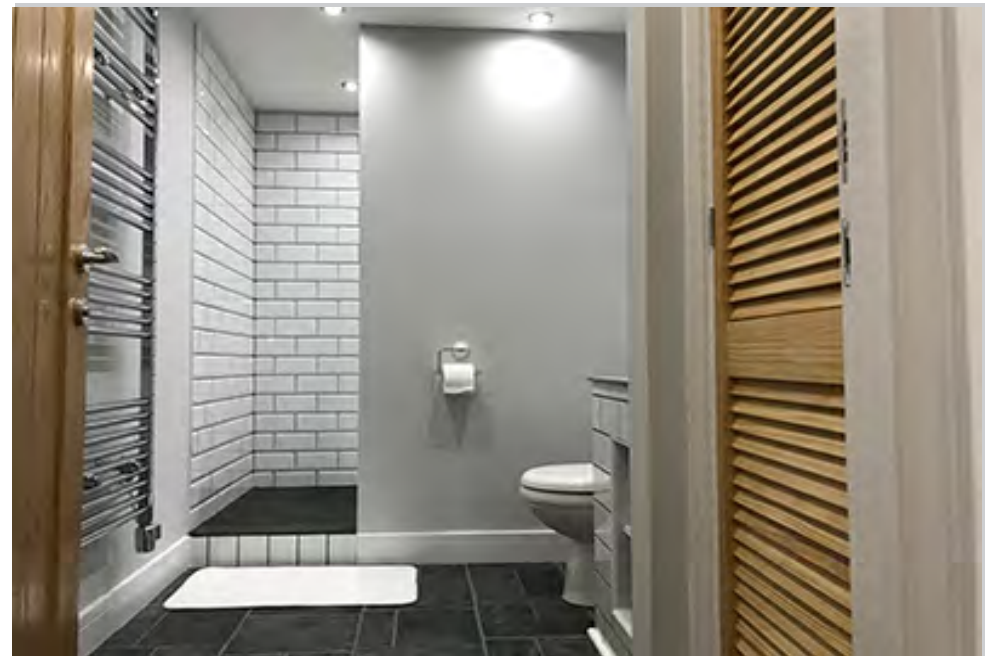
Kitchen: 3.8m x 2m (12' 6" x 6' 7")

Living - Dining Room: 6.1m x 3.5m (20' 0" x 11' 6")

Bathroom: 3.5m x 1.8m (11' 6" x 5' 11")

Bedroom 1: 3.5m x 4.2m (11' 6" x 13' 9")

Bedroom 2: 4.5m x 2.9m (14' 9" x 9' 6")



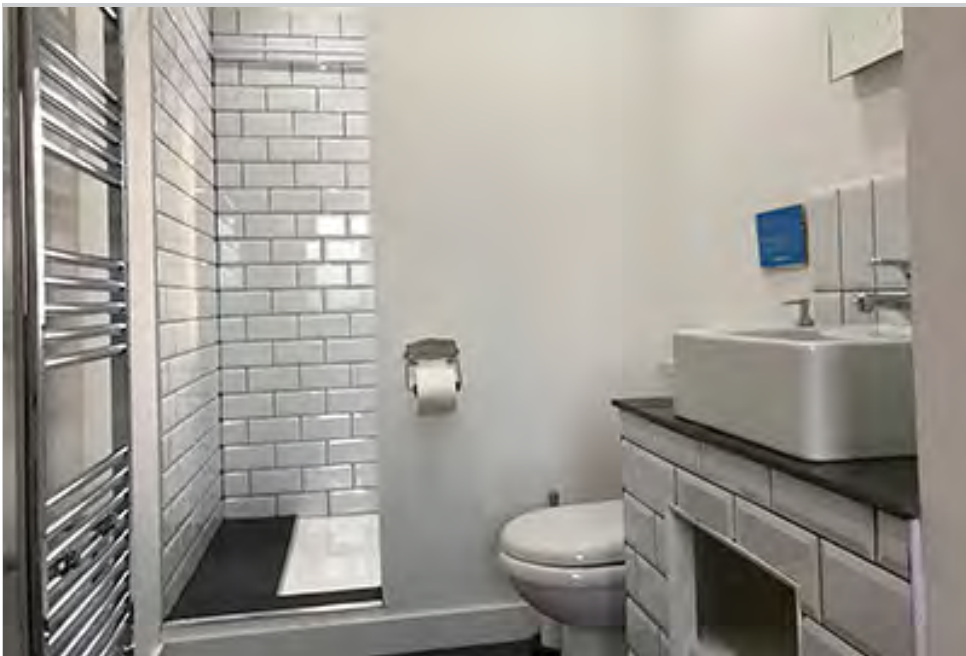
Cothi (2-bed holiday let apartment)

Kitchen - Living Room 4.5m x 3.6m (14' 9" x 11' 10")

Bathroom: 3.1m x 1.3m (10' 2" x 4' 3")

Bedroom 1: 3m x 3m (9' 10" x 9' 10")

Bedroom 2: 4m x 2.9m (13' 1" x 9' 6")



Bran (1-bed long term let)

Open Plan Kitchen - Living Room:

5.40m x 6.00m (17' 9" x 19' 8")

Bathroom: 1.90m x 3.50m (6' 3" x 11' 6")

Bedroom: 3.60m x 3.50m (11' 10" x 11' 6")



Gwili (1-bed long term let)

Bedroom: 3.50m x 4.10m (11' 6" x 13' 5")

Living Room: 2.90m x 4.60m (9' 6" x 15' 1")

Kitchen: 2.70m x 4.60m (8' 10" x 15' 1")

Shower Room: 2.9m x 2m (9' 6" x 6' 7")



Ground Floor Flat 1 (long term let)

Kitchen: 2.50m x 3.50m (8' 2" x 11' 6")

Living Room: 3.50m x 6.00m (11' 6" x 19' 8")

Bedroom: 4.50m x 3.50m (14' 9" x 11' 6")

Shower Room: 1.70m x 1.50m (5' 7" x 4' 11")

Ground Floor Flat 2 (long term let)

Open Plan Kitchen - Lounge:

4.60m x 7.00m (15' 1" x 23' 0")

En-suite: 3.60m x 1.20m (11' 10" x 3' 11")

Bedroom: 3.60m x 3.70m (11' 10" x 12' 2")

All four apartments are let on individual Occupation Contracts and are let to working professionals varying from £500pcm to £725pcm.

Former Restaurant & Bar

The former restaurant and bar benefits from full planning consent for conversion into two self-contained apartments, one 1-bedroom and one 2-bedroom, with open plan kitchen - living areas and shower rooms. The conversion works have commenced, allowing the new buyer an opportunity to complete the works and add their own stamp to the property.



Stores

Store 1: 4.70m x 3.50m (15' 5" x 11' 6")

Store 2: 4.70m x 2.10m (15' 5" x 6' 11")

Office / Sun Room: 4.70m x 3.00m (15' 5" x 9' 10")

Detached Double Garage

Grounds & Gardens

The property is approached directly off the A40 trunk road adjoining the stone bridge over the river Cothi, via a no through unclassified adopted single track lane with an opening immediately off into a large surface tarmacadam car park with ample informal parking areas and access to the double garage. The lane proceeds to the side between the property and the river, with a long lawned area running along the riverbank, with a number of seating areas, to sit back and relax along the riverside. The property benefits from a second access point to the rear off the lane, leading into a tarmacadam and gravel surface parking area along with a large lawned area and timber garden store, contained within a hedgerow boundary. Two of the ground floor flats also benefit from small courtyard gardens.





Further Information

Tenure

We understand that the property is held on a Freehold basis.

Energy Performance Certificate

The Towy - EPC D (56)	The Bran - EPC D (58)
The Gwilli - EPC D (58)	The Flat 1 - EPC E (43)
The Cothi - EPC E (44)	The Flat 2 - EPC E (39)

Services

We understand the property benefits from mains electricity, drainage and water.

Council Tax Band

All apartments have a Carmarthenshire County Council Tax Band of A - approx. £1,365.35 for 2024-2025.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Occupation

The six apartments are all currently let, four of which are let to long-term tenants on individual Occupation Contracts, whilst the two self-catered holiday apartments are let on short term basis.

Method of Sale

The property is available for sale via Private Treaty as a whole at a Guide Price of £625,000

Panning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire SA19 6HW. Tel: 01267 234567

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP.
Tel: 01267 234567

What 3 Word/ Post Code

///signs.sedated.aquatics / SA32 7NG.

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Viewing

Strictly by appointment with the agents Rees Richards & Partners.

Please contact Carmarthen Office for further information:

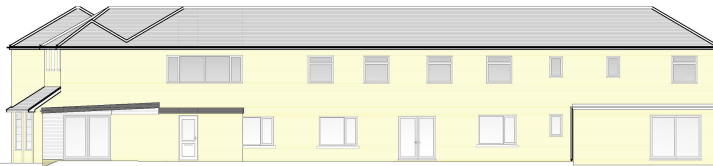
12 Spilman Street, Carmarthen SA31 1LQ

Tel: **01267 612021** or email rhys.james@reesrichards.co.uk

IMPORTANT NOTICE: Rees Richards & Partners gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Rees Richards & Partners does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

Floorplan

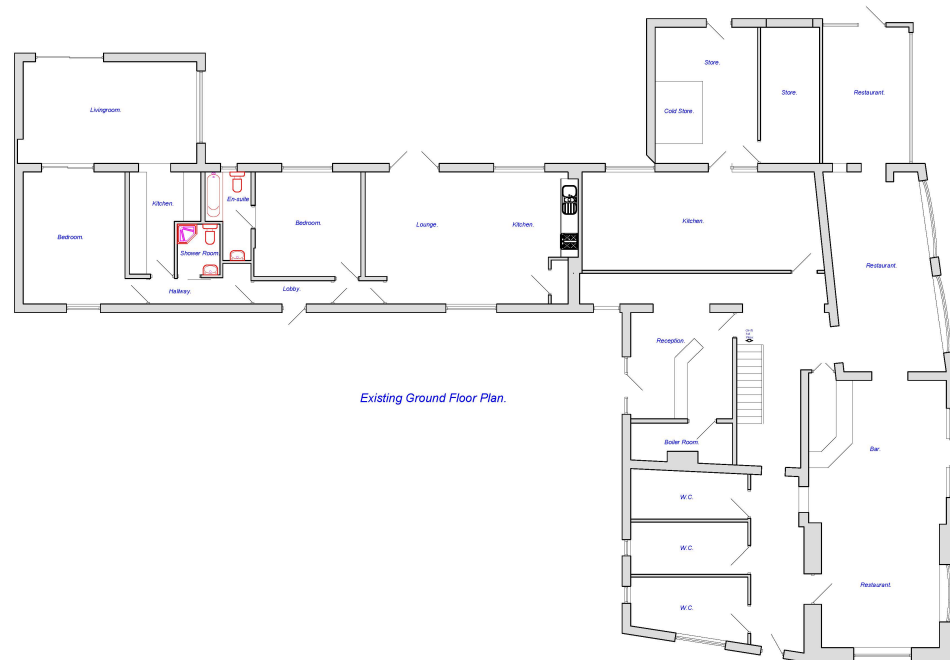
Finishes to match/compliment those of the existing building in type, colour & nature.



Rear Elevation (South).



Side Elevation (East).



Existing Ground Floor Plan.

DO NOT SCALE FROM THIS DRAWING.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
 ALL WORK TO BE REVIEWED BY CONTRACTOR WITH ALL INFORMATION ACCOMPANYING THE RELEASE OF DOCUMENTATION SCHEDULE.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO LOCATE ALL SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS. WE HAVE NOT CHECKED LOCATION OR AVAILABILITY OF EXISTING SERVICES FOR THE PROPOSED WORKS.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO ENSURE THE NECESSARY PARTY WALL ACT PROCEDURES HAVE BEEN FOLLOWED WHERE APPLICABLE.

CONSTRUCTION CLIENTS HAVE LEGAL DUTIES UNDER THE COMBUSTIBLE PANELS (FIRE) REGULATIONS 2017. BUILDERS ON THE SITE WEBSITE OR CONSULT A COMPETENT HEALTH & SAFETY PROFESSIONAL.

TIMBER FRAMES PRESENT AN ADDITIONAL FIRE RISK UNTIL THE PANELS ARE COMPLETE & PROTECTED BY INTERNAL FIRE RESISTANT PLASTERBOARDS & EXTERNAL CLADDING. CONTRACTORS / PRINCIPAL CONTRACTORS SHOULD ENSURE THEIR CONSTRUCTION PHASE PLAN INCLUDES MEASURES TO CONTROL THE ADDITIONAL FIRE RISKS TO THEIR WORKERS & TO CONTROL INCLUDING RESPONSIBILITY PROCEDURES DURING THE CONSTRUCTION PHASE.

SUBJECT SPECIFICALLY POSITIONED & DETAILS TO BE DETERMINED ON SITE FROM USED PLANS AND REGISTRY DATA & NOT SCALED FROM THESE PLANS. THIS IS NOT A COVERED DRAWING.

Regulation 14, Section 43 of the Floor & Water Movement Act 2010: In order of private sewer and drain drainage to Waste Water - Scheme responsibility may be subject to Waste Water agreements. Regulator is the responsibility of the client/contractor to ensure Waste Water are consulted prior to commencement of works.

Further information available at www.dema.com or info@demas.com

New dwelling - Automatic fire suppression system to be designed and installed in accordance with BS 5201: 2014 or equivalent technical standard.

The components of the automatic fire suppression system should be in accordance with BS 5201: 2014 or an equivalent technical standard.

Where an automatic fire suppression system is installed, an installation and commissioning certificate will be provided.

Coordination of consultation with Dwr Cymru/Wales Water to be provided conforming:

- a) Where flow meter are to be used, the designer must consult with the Water Undertaker to establish the space covering water pressure range and flow capacities available.
- b) Where flow meter are to be used, restrictions such as water meters that not reduce the pressure and flow available below the performance specification detailed in the relevant technical standard.
- c) Any flow meter used as part of a fire alarm system (FAS) which are normally uncoupled do not require an automatic fire suppression system if they are subject to the separation from the residential area per Appendix A, Tables A1 & A2. The minimum acceptable separation is 30 minutes integrity, resistance and capacity.

D		
C		
B		
A		
REV	DESCRIPTION	DATE

DR Design
 Architectural Services
 Davies Richards Design Ltd
 Llandkilo - 01568 823351
 Mumbles - 01792 347692

E-MAIL - info@dvrdesign.com
 WEB - www.dvrdesign.com

CLIENT : Mr. J. Davison.

JOB TITLE : Proposed works at; The Cothi Bridge Hotel, Pontargothi, Carmarthen, SA32 7NG.

DRAWING TITLE : Elevations & Existing Ground Floor Plan.

DRAWING STATUS : Building Regs.

Original paper size - A1

SCALE: 1:75 & 1:100.

DRAWN BY : G.R.R. DATE:

PLAN No	REVISION
1278-03	

DO NOT USE FOR CONVEYANCING PURPOSES

Floorplan

Front Elevation (North)

Side Elevation (West)

NOTE: Where it is proposed to renovate areas of the existing building it may be necessary to upgrade the insulation performance of the building envelope i.e. floors, walls & roofs in accordance with negotiations/discussions on site with Building Regulations Inspector

Unit 1.

Unit 2.

Unit 3.

Unit 4.

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
ALLOWANCE TO BE MADE FOR CONSTRUCTION TOLERANCES.
IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO OBTAIN ALL SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS. WE HAVE NOT CHECKED LOCATION OR AVAILABILITY OF EXISTING SERVICES FOR PROPOSED WORKS.
IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO OBTAIN THE NECESSARY PARTY WALL ACT PROCEDURES HAVE BEEN FOLLOWED WHERE APPLICABLE.
CONSTRUCTION CLIENTS HAVE LEGAL OBLIGES UNDER THE COMING INTO FORCE OF THE BUILDING REGULATIONS 2010. PLEASE CHECK YOUR OBLIGES ON THE FIRE WEBSITE OR CONSULT A COMPETENT HEALTH & SAFETY PROFESSIONAL.
FRAMES FRAMES PROVIDE AN ADDITIONAL FIRE RISK UNTIL THE PANELS ARE COMPLETE & PROTECTED BY AN INTERNAL FIRE RESISTANT PLASTERBOARD & EXTERNAL CLADDING.
CONTRACTORS / PRINCIPAL CONTRACTORS SHOULD DISCUSS THEIR CONSTRUCTION PHASE PLAN INCLUDES MEASURES TO CONTROL THE ADDITIONAL FIRE RISKS TO THEIR WORKERS & TO CONTROL INCLUDING WORKING PROPERTIES, DURING THE CONSTRUCTION PHASE.
EXACT SCHEDULES POSITION & DETAILS TO BE DETERMINED ON SITE FROM EXISTING PLANS AND REGISTER DATA & NOT SCALED FROM THESE PLANS. THIS IS NOT A COVERED DRAWING.
Regulation 14, Section 43 of the Floor & Water Management Act 2010: The use of private sewers and drains shall be limited to the use of private sewers and drains. The responsibility of the client/contractor to ensure that the water and sewerage services are connected to the sewerage system is the responsibility of the client/contractor.
For further information available at www.demaure.com or info@demaure.com
New dwelling - Automatic fire suppression system to be designed and installed in accordance with BS 5201:2014 or equivalent technical standard.
The components of the automatic fire suppression system should be in accordance with BS 5201:2014 or an equivalent technical standard.
Where an automatic fire suppression system is installed an installation and commissioning certificate will be provided.
Confirmation of consultation with Deer Cymru/Welsh Water to be provided and commissioning certificate will be provided.
Where form mains are to be used the designer must consult with the Water Undertaker to establish the correct maximum water pressure range and flow capacities available.
Where form mains are to be used restrictions such as water meters shall not reduce the pressure and flow available below the performance specification detailed in the relevant technical standard.
Where fire mains are to be used, the minimum acceptable separation is 30 minutes, unless otherwise specified.

Existing First Floor Plan.

PART B
See the Safety Officers comments & observations regarding requirements under the REGULATORY REFORM (FIRE SAFETY) ORDER 2008 when the building is occupied.

See 1.4.4 A requirement for maintenance cannot be made as a condition of passing plans by the Building Control body. However, the attention of developers and builders is drawn to the importance of ensuring the appropriate maintenance of the use of the equipment, and to the maintenance (or guidance on suitable maintenance contractors). See paragraph 1.1.4.

Note: BS 5830 - 1 and BS 5830 - 2 - Government that occupiers should receive the manufacturer's instructions concerning the operation and maintenance of the alarm system.

1. Fire safety information to be provided in accordance with Regulation 38 of the Building Regulations 2010 & 2015 and 2.1.5.6. (Annex 2).

2. Risk of fire during the construction work which is covered by the Construction (Design and Management) Regulations 2015 and the Regulatory Reform (Fire Safety) Order 2008.

3. See 1.4.4 A new fire to be provided with a fire detection & fire alarm system in accordance with relevant requirements of BS 5830 - 1:2015 to be tested in accordance with BS 5830-1:2015.

4. Automatic fire suppression system to be designed and installed in accordance with BS 5201:2014 or equivalent technical standard.

5. Where an automatic fire suppression system is installed, an installation and commissioning certificate will be provided.

6. Confirmation of consultation with Deer Cymru/Welsh Water to be provided and commissioning certificate will be provided.

7. Where form mains are to be used the designer must consult with the Water Undertaker to establish the correct maximum water pressure range and flow capacities available.

8. Where form mains are to be used, the minimum acceptable separation is 30 minutes, unless otherwise specified.

9. Where fire mains are to be used, the minimum acceptable separation is 30 minutes, unless otherwise specified.

Swansea Office
Druslyn House
De la Beche Street
Swansea
SA1 3HH

T: 01792 650 705

Carmarthen Office
12 Spilman Street
Carmarthen
SA31 1LQ

T: 01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX

T: 01834 526 126

E: property@reesrichards.co.uk
W: reesrichards.co.uk



CHARTERED SURVEYORS, LAND & ESTATE AGENTS

