

A substantial 29 bed (4 en-suite) Care Home. Set within large grounds with ample parking. Near Carmarthen. West Wales.



Former Peniel House Care Home, Peniel, Carmarthen. SA32 7HT.

£500,000

C/2304/RD

**** Substantial 29 bed care home ** Currently unoccupied ** Comprising 27 single and 2 shared rooms ** 4 en-suite ** Communal shower areas ** Spacious living accommodation ** Excellent kitchen, laundry and supporting amenity and storage areas ** Available with vacant possession ** Good level of daily living and supporting accommodation ** High quality fixtures and fittings ** Potential for change of use to guest house/Airbnb/commercial development site for house (stc) ** Benefitting from quiet roadside frontage ** In need of modernisation in places ** Set within 0.3 acres ** AN EXCELLENT OPPORTUNITY TO SECURE AN EXISTING CARE HOME FACILITY NEAR THE LARGEST TOWN IN MID & WEST WALES****

The property is situated within the rural village of Peniel being on the fringes of the larger settlement of Carmarthen with its strategic positioning on the A48 and the nearby M4 with a wealth of employment opportunities and large residential population nearby. Carmarthen is a university town with a regional hospital, Network Rail connections, important regional centre for retail, employment, education, leisure and general commercial enterprise. The city of Swansea is within 30 minutes drive of the property.



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ACCOMMODATION

Front Porch

7' 8" x 5' 3" (2.34m x 1.60m) accessed via ramped access and covered porch area with original hardwood door, side windows.



Reception Hallway

20' 1" x 9' 0" (6.12m x 2.74m) with original pitch pine and mahogany staircase, vinyl flooring, heater, understairs cupboard.



Lounge

13' 8" x 35' 1" (4.17m x 10.69m) currently to subject to refurbishment with bay window to front, side windows, 2 x radiator, vinyl flooring, multiple sockets.





Dining Room

14' 0" x 21' 9" (4.27m x 6.63m) into bay window, side window, vinyl flooring.



Breakfast Room

12' 4" x 17' 5" (3.76m x 5.31m) side window, vinyl flooring.



Kitchen

12' 2" x 21' 0" (3.71m x 6.40m) high quality kitchen area with uPVC lined walls, range of stainless steel sink and drainers, work surfaces, Ecomix dishwasher, Falcon 6 hob gas and electric cooking range, twin deep fat fryers, 4 upright fridges, walk-in pantry, external door to front.





Rear Hallway

With external door to courtyard and rear boundary.

Ground Floor WC

Inner Hallway

With 2 WC, bathroom and shower room, wet room. Continuing inner hallway with lift to upper floors and connecting door back to reception hallway.

GROUND FLOOR BEDROOMS



Bedroom 1

13' 7" x 10' 3" (4.14m x 3.12m) double bedroom, window to front, single wash hand basin, heater.

Inner Hallway

With access to stairwell to first floor and external door to rear garden area and rear boundary.

Front Inner Hallway



Bedroom 2

10' 7" x 10' 8" (3.23m x 3.25m) double bedroom, single wash hand basin, window to front, heater, TV point.

Bedroom 3

10' 6" x 10' 4" (3.20m x 3.15m) double bedroom, single wash hand basin, window to front, heater, TV point.

Bedroom 4

8' 0" x 13' 7" (2.44m x 4.14m) double bedroom, single wash hand basin, window to front, heater, TV point.

Bedroom 5

10' 8" x 10' 3" (3.25m x 3.12m) double bedroom, single wash hand basin, window to side, heater.

Bedroom 6

14' 6" x 10' 5" (4.42m x 3.17m) double bedroom, window to rear, single wash hand basin, heater, multiple sockets.

Bedroom 7

10' 8" x 10' 4" (3.25m x 3.15m) double bedroom, window to rear, multiple sockets, heater, single wash hand basin.

Bedroom 8

11' 0" x 10' 8" (3.35m x 3.25m) double bedroom, window to rear, multiple sockets, heater, single wash hand basin.

Bedroom 9

double bedroom, single wash hand basin.

En-Suite

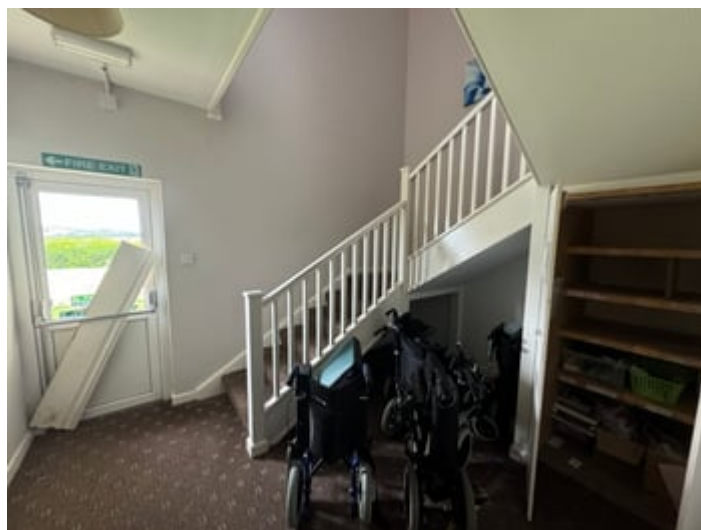
WC and single wash hand basin.

Bedroom 10

double bedroom, single wash hand basin.

Rear Stairwell

With external door, understairs cupboard.

**FIRST FLOOR****Inner Landing****FIRST FLOOR BEDROOMS**



Bedroom 11

10' 5" x 18' 7" (3.17m x 5.66m) double bedroom, window to front, single wash hand basin, heater.

En-Suite

With single wash hand basin and WC.

Bedroom 12

10' 5" x 10' 5" (3.17m x 3.17m) double bedroom, window to front, single wash hand basin, heater.

Bedroom 14

10' 5" x 10' 5" (3.17m x 3.17m) double bedroom, window to front, single wash hand basin, heater.

Bedroom 15

10' 5" x 13' 7" (3.17m x 4.14m) double bedroom, window to front, single wash hand basin, heater.

Bedroom 16

10' 5" x 13' 7" (3.17m x 4.14m) double bedroom, window to front, single wash hand basin, heater, views over adjoining countryside.



Bedroom 17

10' 6" x 14' 7" (3.20m x 4.45m) double bedroom, window to rear, multiple sockets, heater.

Bedroom 18

10' 4" x 10' 4" (3.15m x 3.15m) double bedroom, window to rear, multiple sockets, heater.

Bedroom 19

10' 4" x 10' 5" (3.15m x 3.17m) double bedroom, window to rear, multiple sockets, heater.



Bedroom 20

10' 4" x 10' 8" (3.15m x 3.25m) double bedroom, window to rear, multiple sockets, heater.

Inner Landing

With WC and shower room, store room and medicine room.

Bedroom 21

9' 5" x 12' 0" (2.87m x 3.66m) double bedroom, window to rear, multiple sockets, heater.



Bedroom 22

9' 6" x 12' 0" (2.90m x 3.66m) double bedroom, window to rear, multiple sockets, heater.

Bedroom 23

12' 2" x 9' 2" (3.71m x 2.79m) double bedroom, window to front, multiple sockets, heater.

Front Inner Landing Area

With access to lift, side waste disposal room and separate WC.

Shower Room

A wet room facility with WC, single wash hand basin, window to side.



Bedroom 24

10' 9" x 11' 0" (3.28m x 3.35m) double bedroom, heater, bay window to front.

En-Suite

With WC and single wash hand basin.

Bedroom 25

18' 8" x 11' 6" (5.69m x 3.51m) into bay window, double bedroom, multiple sockets, heater.

En-Suite

With WC and single wash hand basin.

Nurses Office

With window to front, multiple shelving, multiple sockets.

Room 26

12' 8" x 10' 2" (3.86m x 3.10m) double bedroom, window to front, multiple sockets, heater.

En-Suite

WC and single wash hand basin.

Bedroom 27

14' 8" x 7' 9" (4.47m x 2.36m) double bedroom currently used as a 'Pamper room' with side window, heater, multiple sockets.

Bedroom 28

13' 7" x 13' 9" (4.14m x 4.19m) currently used as a first floor lounge but providing double bedroom space, multiple sockets, single was hand basin, side window with countryside views.



EXTERNAL

The property is approached via the adjoining county road into a gravelled and tarmacadam forecourt to the front of the property with side footpaths leading through to the rear and access to laundry room and linen cupboard.

Linen Cupboard

11' 4" x 11' 8" (3.45m x 3.56m) with a range of shelving, external window and door to rear garden area.

Laundry Room

9' 2" x 11' 6" (2.79m x 3.51m) with plumbing for washing machines, tiled flooring, multiple shelving.

Inner Hallway

With access to oxygen cupboard and separate medicine room,

external door leading to small rear courtyard with access to kitchen area.

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

We understand that the property benefits from mains water, electricity and drainage. Electric central heating.

Tenure - Freehold.

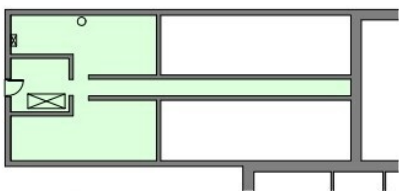
Council Tax- Band H.

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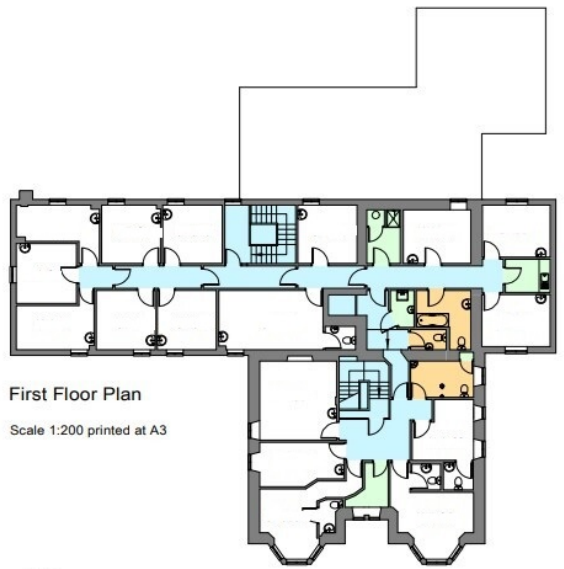
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Ground Floor Plan
Scale 1:200 printed at A3



Basement Plan
Scale 1:200 printed at A3



First Floor Plan
Scale 1:200 printed at A3



- Extent of Title
- Staff/Admin areas excluded from Title
- Communal areas for use by Title
- Circulation areas for use by Title



10-02-2020 date
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Unit 1 Title Plan (Sheet 2 of 2) title

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Directions

Travelling north from Carmarthen on the A485 Lampeter and Llandysul road, proceed north into the village of Peniel passing the entrance to Maes Brynglas housing estate on your left hand side and Pantyfedwen on your right. Take the next immediate left hand turning onto a quiet country lane and continue for approximately 200 yards and Peniel House Care Home is located on your right hand side as identified by the Agents for sale board.

Energy Performance Asset Rating

More energy efficient

A+

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

52 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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