

Regulated by:



**\*\*TO LET\*\* 4 Bedroom luxury country Guest House. Newcastle Emlyn. West Wales.**



**Arosfa Emlyn, Carmarthen Road, Newcastle Emlyn, Carmarthenshire. SA38 9DA.**

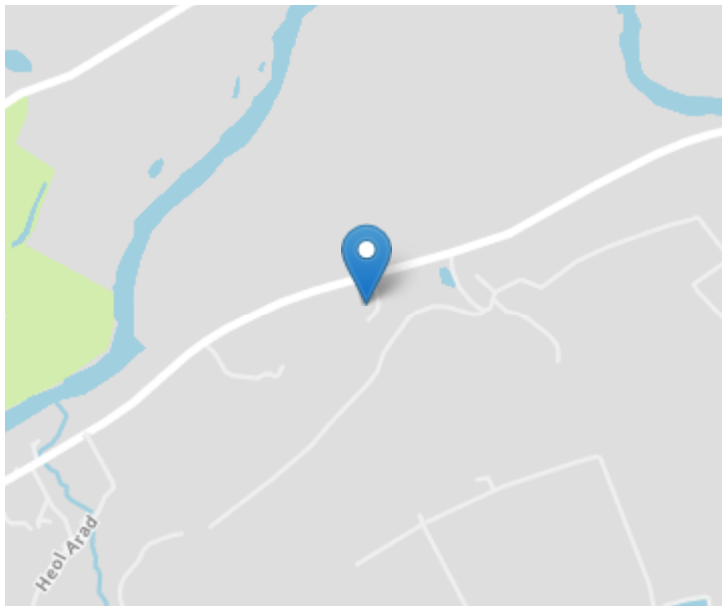
**C/2224/RD**

**£20,000**

(PER ANNUM + VAT)

**\*\* TO LET \*\* 4 Bed luxury Guest House \*\* Potential owners accommodation \*\* Edge of town location \*\* Large spacious plot with ample parking \*\* Rear Sun Room with 10 persons Hot Tub \*\* 4 luxury Bedroom suites \*\* High quality fixtures and fittings throughout \*\* 20 minutes Cardigan Bay coastline \*\* A great business opportunity \*\* High quality En-Suite accommodation \*\* Flexible lease period available \*\* Outstanding and unique opportunity within this favoured rural town \*\* On the fringes of Carmarthenshire, Ceredigion and Pembrokeshire \*\***

Arosfa Emlyn is situated within Newcastle Emlyn town centre along the Carmarthen Road, one of the main thoroughfares into the town. Newcastle Emlyn has an excellent level of local facilities including local cafes, bars, restaurants, primary and secondary schools, traditional High Street offerings, mini supermarket and excellent public transport connectivity. Cardigan Bay coastline and blue flag sandy beaches are all within 15-20 minutes drive of the property as is the Pembrokeshire National Park. Carmarthen and the M4 are all within 30 minutes drive of the property. Arosfa Emlyn offers high quality luxury 4 Bedroom suites facility and is utilised as a Guest House and overspill accommodation to the Gwesty Emlyn Hotel.



## GENERAL

The property is set within large attractive grounds with a driveway leading to a spacious tarmacadam forecourt with space for 5+ vehicles to park.

On entering the property you are welcomed to a warm and inviting Hallway leading onto spacious Living Room accommodation and Sun Room with 10 man Hot Tub and communal Kitchen and Dining space with high quality fixture and fittings.

The accommodation is split into 4 separate Bedroom suites all with En-Suite Bathroom facilities and seating space.

To the rear is a private Garden area which can be used by the residents. All in all an excellent and unique business opportunity within this popular market town.

MUST BE VIEWED TO BE APPRECIATED.

## Ground Floor

### Reception Hallway

6' 5" x 13' 3" (1.96m x 4.04m) via uPVC glass panel door and side glass panel, timber flooring, radiator, Dyfed Alarms system.



### WC

6' 7" x 6' 9" (2.01m x 2.06m) WC, single wash hand basin and vanity unit, radiator, tiled flooring, side window.

### Lounge

13' 3" x 16' 2" (4.04m x 4.93m) With feature electric fire, alcove shelving, ample space for large seating furniture, multiple sockets, TV point, radiator, double glass panel doors into:



### Sun Lounge

14' 8" x 9' 9" (4.47m x 2.97m) under a slated roof with 4 x Velux rooflights, side patio door to Garden and side window, timber effect tiled flooring, currently housing a 10 persons Hot Tub, spotlights to ceiling.



### Kitchen/Dining Room

22' 7" x 17' 4" (6.88m x 5.28m) Accessed from Reception Hallway with a range of modern wood effect base and wall units, granite worktop, stainless steel sink and drainer, window to front, BECO electric oven and grill, plumbing for dishwasher, breakfast bar including an induction Bosch cooking hob with extractor over, tiled flooring, window to front. Dining area with space for 10+ persons table, large window to front, radiator, spotlights to ceiling, connecting door into:



### Sitting Room

12' 2" x 10' 3" (3.71m x 3.12m) with rear window overlooking Garden, TV point, multiple sockets, oak flooring.



### Utility Room

6' 7" x 10' 11" (2.01m x 3.33m) Larder space for a washing machine connection, housing Grant oil oiler, tiled flooring, rear window, stainless steel sink and drainer with mixer tap, multiple sockets, steps leading down into:



### Glass Entrance Hallway



10' 1" x 11' 2" (3.07m x 3.40m) Double glass doors to front and floor to ceiling height windows to rear overlooking Garden, oak flooring, electric sockets, connecting door into:

### Arad Bedroom Suite

11' 2" x 17' 4" (3.40m x 5.28m) with patio door to front, window to rear, radiator, multiple sockets, TV point.



### Bedroom 1

12' 9" x 8' 7" (3.89m x 2.62m) Double Bedroom, floor to ceiling windows to front, multiple sockets, radiator, spotlights to ceiling.



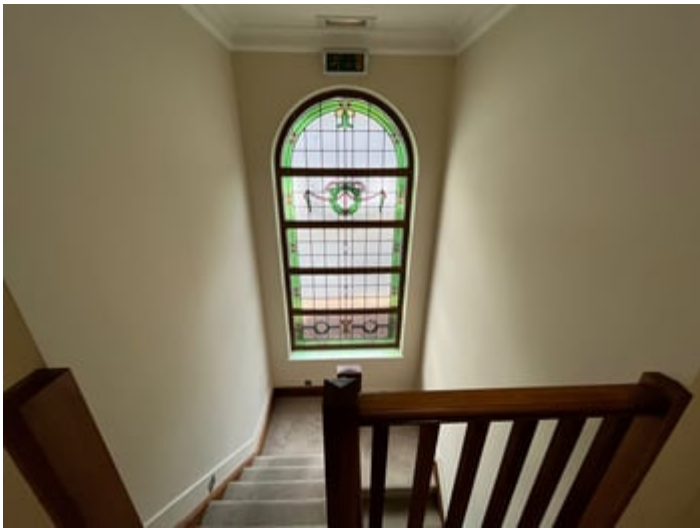
### Bathroom

10' 4" x 8' 6" (3.15m x 2.59m) Feature roll top bath, enclosed tiled shower unit with waterfall head, WC, single wash hand basin, rear window, ½ tiled walls, tiled flooring, heated towel rail.



**First Floor**

**Landing**



with feature large stained glass window to half landing allowing excellent natural light, radiator, multiple sockets, vending landing hallway to all Bedrooms.

### **Ffinant**

12' 7" x 22' 8" (3.84m x 6.91m) Large double Bedroom suite with window to front, multiple sockets, radiator, range of fitted wardrobes, side seating area with window to front,

multiple sockets, radiator.

### **En-Suite**

via glass panelled door into luxurious En-Suite with self contained 1600mm wide tiled shower unit with waterfall head, tiled flooring, spotlights to ceiling, connecting into the main Bathroom area with panelled bath, WC and wash hand basin on vanity unit, ½ tiled walls, heated towel rail, dual aspect windows to front and side, spotlights to ceiling.



### **Ceri Double Bedroom Suite**

16' 9" x 12' 6" (5.11m x 3.81m) Double Bedroom suite, fitted wardrobes, radiator, window overlooking Garden, spotlights to ceiling.



### Bedroom 1

13' 8" x 17' 7" (4.17m x 5.36m) Double Bedroom, window to front, radiator, TV point. Access into:

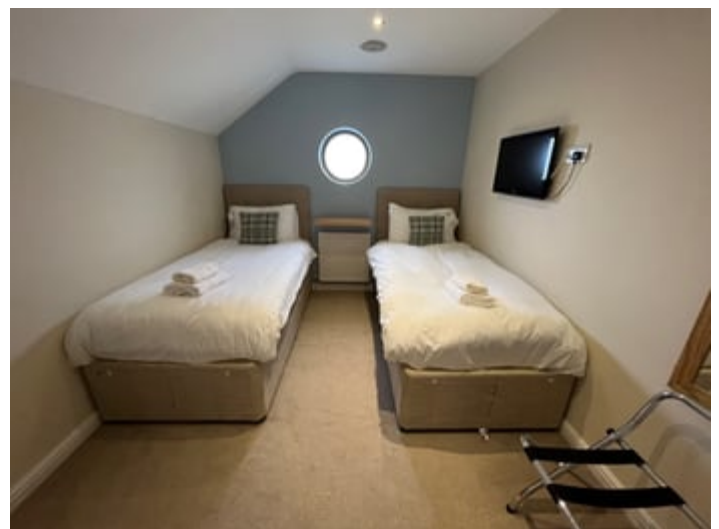


### En-Suite

9' 7" x 5' 9" (2.92m x 1.75m) Large bath, single wash hand basin, walk-in shower with waterfall head, heated towel rail, tiled flooring, fully tiled walls.

### Bedroom 2

10' 7" x 8' 6" (3.23m x 2.59m) Double Bedroom, porthole window, multiple sockets, radiator.



### Teifi Suite

With its own Entrance Hallway with a range of fitted cupboards, Velux rooflight over leading into:

### Bathroom

10' 7" x 8' 7" (3.23m x 2.62m) Luxury Bathroom suite including separate bath, window to front, tiled shower, his

and hers single wash hand basin, WC, radiator, tiled flooring.



## EXTERNALLY

### To front

The property is approached via a private estate road into an enclosed Garden area, brick walled boundary and tarmac drive with side lawned area and mature shrubs to borders leading to a large tarmacadam forecourt with space for 5+ vehicles to park and side footpath leading onto:



### Enclosed Rear Garden

With high level panelled fencing and areas laid to lawn with extended patio areas from the Sun Room.





### **Services**

We are advised the property benefits from Mains Electricity, Water and Drainage. Oil Central Heating.

### **Directions**

From Newcastle Emlyn town centre, head east along the A484 road signposted Drefach Velindre and Llandysul. Continue along this road passing a turning towards Carmarthen and CK supermarket and Castle Motors on your left hand side, proceed for approximately ½ mile until there is open countryside on your left hand side. Continue along this road until you see the signpost for Arosfa Emlyn Country House. Please take this right hand junction and take the 2nd right hand turning into Arosfa Emlyn.