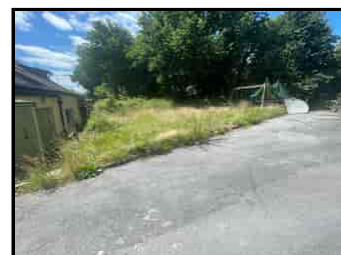


Village Inn With Central Village Location. Now Closed Offering Re Development Potential or To Re Establish As A Hub For The Area as a Popular Eatery or Drinking Establishment.



Whitemill, Carmarthen. SA32 7EN.

£180,000

C/2367/NT

A fine country Inn 3 miles from Carmarthen town centre and situated in the heart of the village of Whitemill. Set in the picturesque Towy Valley just off the Cothi Valley. 3 Bedroom family residence to first floor & living room. With the main public house consisting of a Bar area with open fireplace, Snug and main restaurant/function room to rear. Parking and garden area to rear partly bounded by stream. A rare opportunity to get what was once a very popular public house back to its former glory or possible change of use to residential subject to planning.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

Location

A rural village location just off the main A 40 Carmarthen to Llandeilo road. 3 miles from Carmarthen town, Whitemill is set in the heart of the Towy Valley famed for its Salmon, sewin and sea trout fishing where the river meanders through the valley and castles look down from the mountain tops to the valley below. Carreg Cennen, Dryslwyn and Dinefwr castle along with Paxtons Tower. Carmarthenshire regarded as the garden of Wales with the National Botanic Gardens and Aberglasney Gardens nearby. Llandeilo Town is 14 miles approx. well known for its sheik shops etc. The village has garage and shop and connects to the newly opened Abergwili to Llandeilo cycle track.

Hallway

2.68m x 5.7m (8' 10" x 18' 8")

Radiator

Ladies Toilets

WC and Wash Hand Basin. Radiator.

Gents Toilets

2 x Urinals. 1x WC.

Store Room

2.2m x 3.97m (7' 3" x 13' 0")

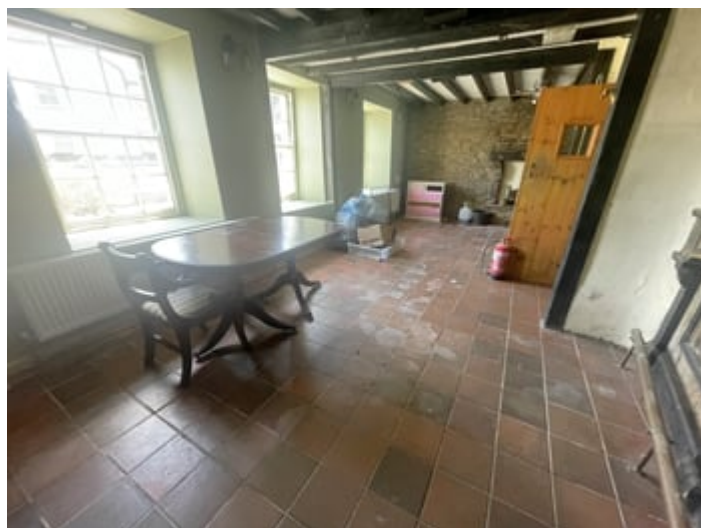
Boiler Room

Pressurised Tank system

Restaurant / Function Room

4m x 7.2m (13' 1" x 23' 7")

Window to side and rear. Patio doors to rear. 2 radiators.



Rear Hallway.

Bar Area

7.5m x 5m (24' 7" x 16' 5")

Open Fireplace, bar area, tiled floor and windows to front.



Snug Area

2m x 2.9m (6' 7" x 9' 6")

Window to rear.



Games Room

4.8m x 4.2m (15' 9" x 13' 9")



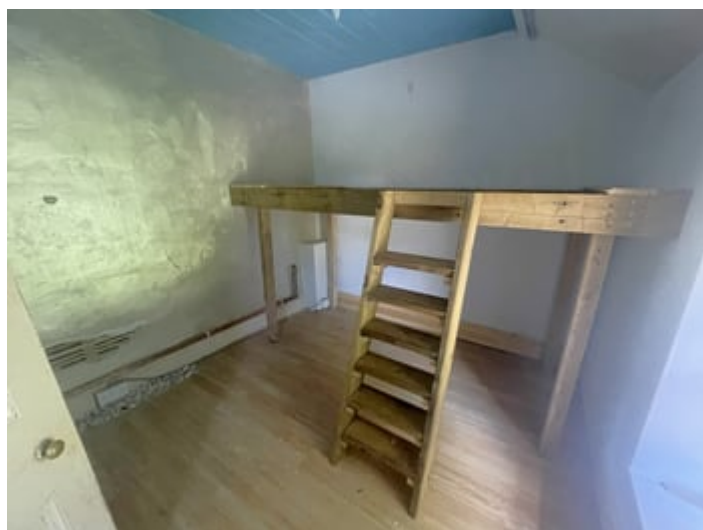
Kitchen

3.75m x 3.8m (12' 4" x 12' 6")

Range of base units with worktops over and matching wall units. Double sink unit. 5 Ring hob working off the calor gas. Oven. Tiled floor and window to rear.

Pantry & Cellar Room

Rear access door.



Landing

Doors to

Bedroom

2.9m x 2.5m (9' 6" x 8' 2")

Window to rear. Radiator.



Bathroom

1.95m x 3.7m (6' 5" x 12' 2")

Panelled bath with shower and side screen over.
Wash hand basin, WC.



Living Room

4.67m x 2.8/ 4m (15' 4" x 9' 2")

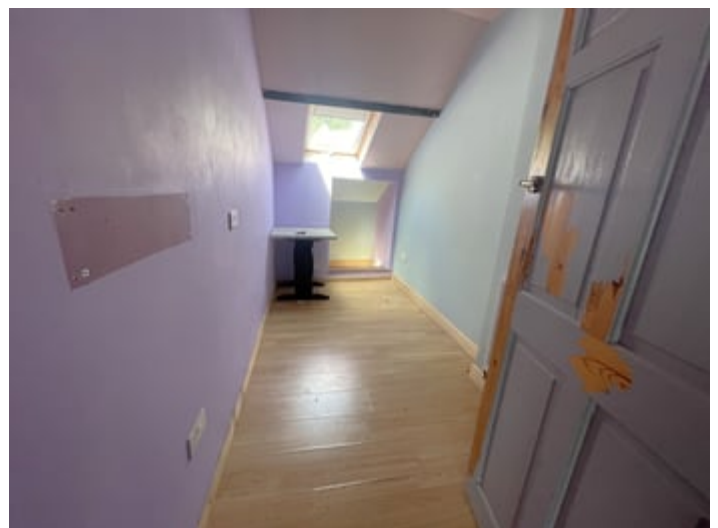
2 x windows to front. Radiator.



Bedroom

1.69m x 3.7m (5' 7" x 12' 2")

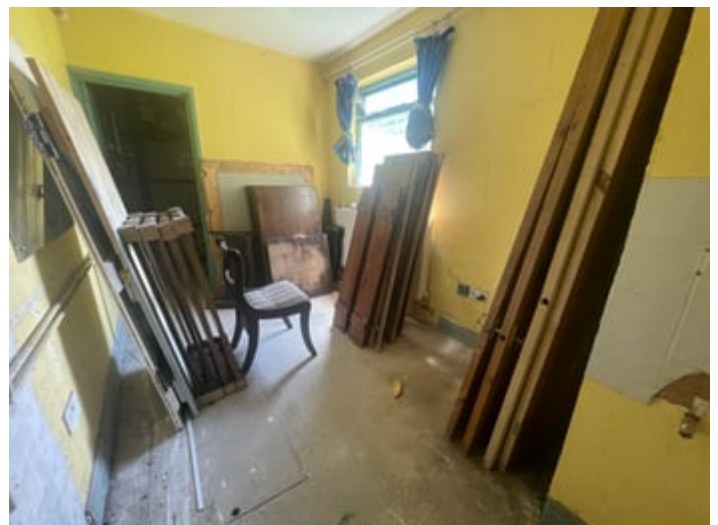
Velux window to rear.



Bedroom

2.8m x 5.1m (9' 2" x 16' 9")

Window to front and radiator.



Externally

Side tarmac drive leading to rear parking area and garden area to rear suitable and previously used as a beer garden area for the pub.



Please Note

There is planning consent granted for a separate dwelling which is located to the rear of the pub

Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, private drainage and gas central heating.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: B.

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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private 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

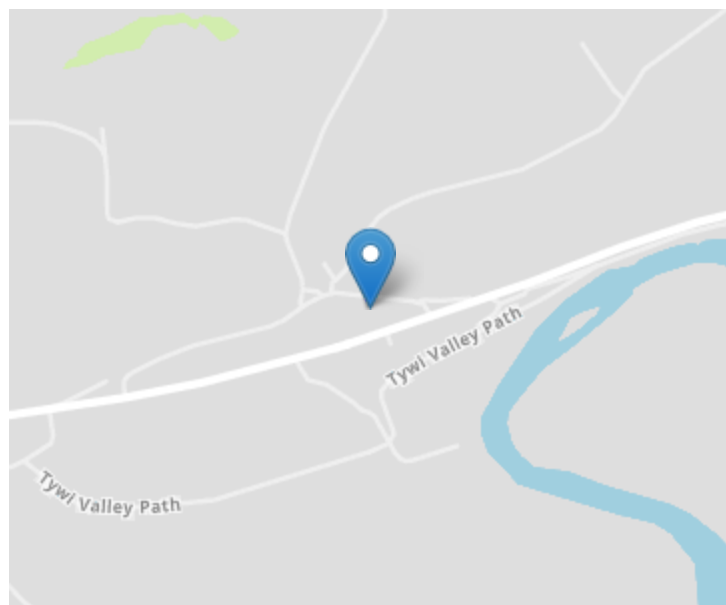
Any risk of coastal erosion? No

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



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

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11 Lammas St
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Carmarthenshire
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