



1 Fountain Road, Llannon, Llanelli, Carmarthenshire SA14 6BE

£185,000 For Sale

Property Features

- Granted planning consent for conversion of former public house to a residential dwelling
- In need of refurbishment and updating
- Popular village location - walking distance to primary school and public house (due to be reopened)
- Scope to split into two units (s.t.p.c.) or retain as one large family home
- Within easy reach of large town of Llanelli and large village of Cross Hands
- 4 miles from Junction 48 (Hendy) of M4 Motorway

Property Summary

A deceptively spacious property offering flexible living accommodation, in need of updating / refurbishment situated in a popular village location of Llannon, Carmarthenshire.



Full Details

Overview

A deceptively spacious detached two storey traditionally built property, with full planning consent for conversion of former Greyhound public house to a residential dwelling. The property offers split level accommodation, in need of refurbishment, along with ample parking areas to the front, and rear enclosed garden.

The property offers excellent potential to create a large family home, or scope to be split into two dwellings, subject to obtaining the necessary planning consents.

The property lies in the centre of the popular village of Llannon, conveniently positioned on the A476 highway, being 3 miles south of the large village and commercial centre of Cross Hands and A48 dual carriageway, 6 miles north of large town of Llanelli and 4 miles from Junction 48 (Hendy) of the M4 motorway, providing excellent transport links along the M4 corridor.

Llannon itself benefits from a local Welsh-medium primary school, historic church, regular bus service to nearby towns and a soon to re-open Red Lion public house. A greater comprehensive range of services and amenities can be found in Cross Hands and Llanelli.

ACCOMMODATION

Ground Floor

Entrance Hall

1.62m x 2.59m (5' 4" x 8' 6")

Lounge Area

4.68m x 6.74m (15' 4" x 22' 1")

Rear Hall

2.00m x 4.76m (6' 7" x 15' 7")

Lower Hall

2.37m x 3.55m (7' 9" x 11' 8")



Former Cellar

2.09m x 3.05m (6' 10" x 10' 0")

Rear Toilets

3.62m x 3.93m (11' 11" x 12' 11")

Former Kitchen

2.73m x 8.17m (8' 11" x 26' 10")

Store Area

3.08m x 4.88m (10' 1" x 16' 0")

Boiler Room

1.90m x 2.51m (6' 3" x 8' 3")



Store / Garage

5.43m x 3.76m (17' 10" x 12' 4")

First Floor

Open Plan Kitchen / Living Room

4.89m x 9.72m (16' 1" x 31' 11")

Bedroom 1

4.79m x 2.99m (15' 9" x 9' 10")

Bedroom 2

1.83m x 2.12m (6' 0" x 6' 11")

Bedroom 3

3.88m x 4.77m (12' 9" x 15' 8")

Store Room

1.62m x 1.99m (5' 4" x 6' 6")

Family Bathroom

3.67m x 2.43m (12' 0" x 8' 0")

W.C, wash hand basin and bath tub with shower above.
Airing Cupboard.





Externally

The property benefits from open tarmacadam parking area to the front with parking for several vehicles. To the rear, the property benefits from an enclosed garden with concrete / patio areas, and lawn grounds, bordered by timber fencing and concrete block wall boundaries.

FURTHER INFORMATION

Tenure

We understand the property is held on a freehold basis with vacant possession upon completion.

Council Tax

Carmarthenshire County Council - Band E equating to approx. £2,728.07

Energy Performance Certificate

EPC Rating E (40)

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

Planning

The property benefits from full planning permission for conversion of a former public house to a residential dwelling under planning reference number PL/09819 granted 13/10/2025.

Please direct all other planning related enquiries to Carmarthenshire County Council Planning Department.

Plans

Plans are prepared 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.

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE.
Tel: 01267 234567



Viewings

Strictly by appointment with the Vendors Sole Agents
 Rees Richards & Partners.

Please contact Carmarthen Office for further
 information:

12 Spilman Street, Carmarthen, SA31 1LQ.

Tel: 01267 612021 or email property@reesrichards.co.uk





