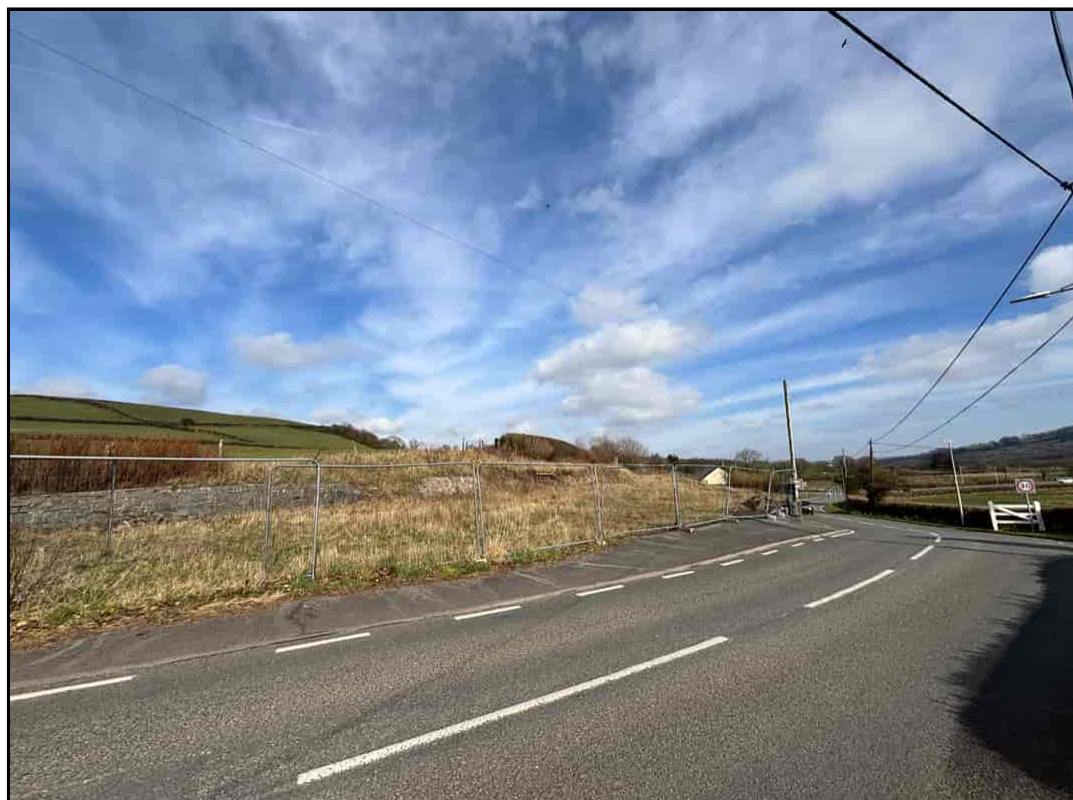


Site of the Former Smiths Public House in the Centre of the Village. Planning for Replacement Public House & Restaurant, Butchery & Shop. Elevated Position with Views.



Smiths Public House, Llangyndeyrn, Kidwelly, Carmarthenshire. SA17 5EL.

£125,000

D/2206/NT

Rare opportunity for an excellent location fronting onto the B 4306 Pontyberem to Carmarthen road. Planning permission is granted for public house, restaurant, butchery and shop (Copy Aavailable). Ideal for the dream outlet to sell home produced food whether to the general public or via your own restaurant to maximize profits. Situated in the rural village of Llangyndeyrn well known for its great community having a village hall, junior school, church and chapel. Carmarthen Town is 7 miles approximately and Pontyberem 4 miles. Various other popular destinations are nearby including National Botanic Gardens of Wales, Pembrey Country Park, Ffoslas Horse Racing Course. Llanelli Town is 12 miles and Cross Hands is 9 miles approx.



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

Planning

The Smiths Arms has been demolished and has had Full Planning Permission Granted for Replacement Public House and Restaurant (A3) proposed butchery and shop(A1) together with associated parking and infrastructure work. Granted to application number W/40725 dated 08/01/2021. With work having commenced in demolishing the old property. Copy of the permission is available via the Carmarthenshire County Council web site or via the selling agent.

Location



The rural village of Llangyndeyrn had a good



village community and offers Junior school, village hall, chapel and church. 7 Miles from the county and market town of Carmarthen offering schools, university, shops, hospital etc. Llanelli with similar facilities is 12 miles. Cross Hands with M4 Dual carriageway connection is 7 miles. Ffoslas Horse Racing Course is 7 miles. National Botanic Gardens of Wales is 7 miles and Pembrey Country Park is 12 miles approx with large sandy beach, enclosed cycle track, woodland walks and dry ski slope.

Rooms

Bar Area
 Restaurant Area x 2.
 Sitting Room
 Play Room
 Kitchen Area
 Store
 Butchers Shop
 Cutting Room
 Chiller
 Drink Store.
 Roof Terrace

Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric and Mains Drainage.

Council Tax

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

Tenure and Possession

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

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.

This architectural drawing shows the front elevation of a long, single-story building. The structure features a complex roofline with multiple gables and a central section with a large, multi-paned glass entrance. The building has numerous windows, some with shutters, and a central entrance with a small pediment. The drawing is a technical sketch, likely for a construction or design project.

A line drawing of a single-story house with a chimney on the left side of the roof. There are several windows: one on the far left, one in the center gable, and a row of four on the right. Red dots are placed on the chimney, the central gable window, and each of the four windows on the right, indicating potential locations for a fire alarm.

Side Elevation 1:100

Side Elevation 1:100

Ground Floor Plan 1:75
GJA - 468m² - GEA - 517m²

First Floor Plan 1:75

GEA - 49III* - GEA 65III*



Ecological Recommendations



x3 Schwegler 1 WQ Bat Box

The SAICRO Group of Companies is a leading provider of professional services in the construction industry. We are currently seeking experienced professionals to join our team. For more information, please visit our website at www.saicgro.com.

PLANNING

Author	Characteristics	Price
1	2000-2001 Building and Planning	\$200.00



SAICRO
 1000
 1000
 The British Arms, Bangalore, Karnataka,
 Karnataka, 560001

Building Plan
 Proposed Floor Plans & General Layout

Size	Revisions
1/4" x 1/4" x 1/4"	0/1

Year	No. of	1/4" x 1/4" x 1/4"
1991	141	10

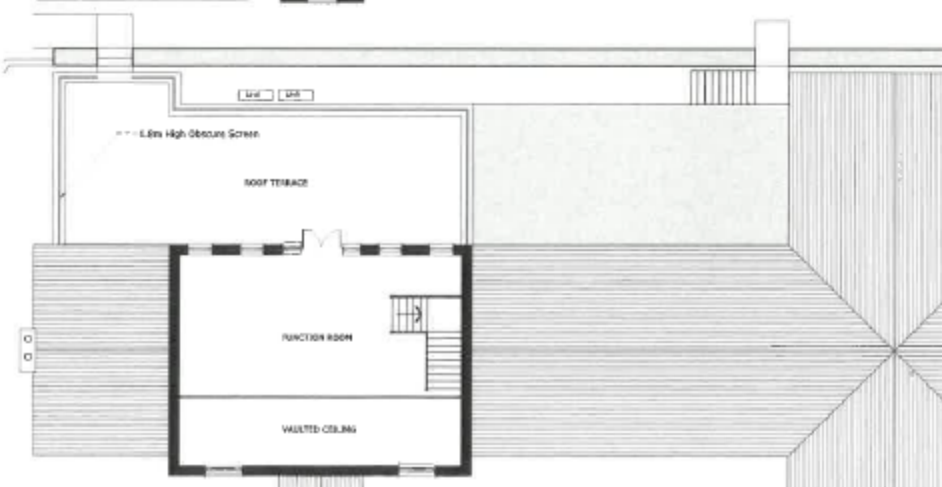
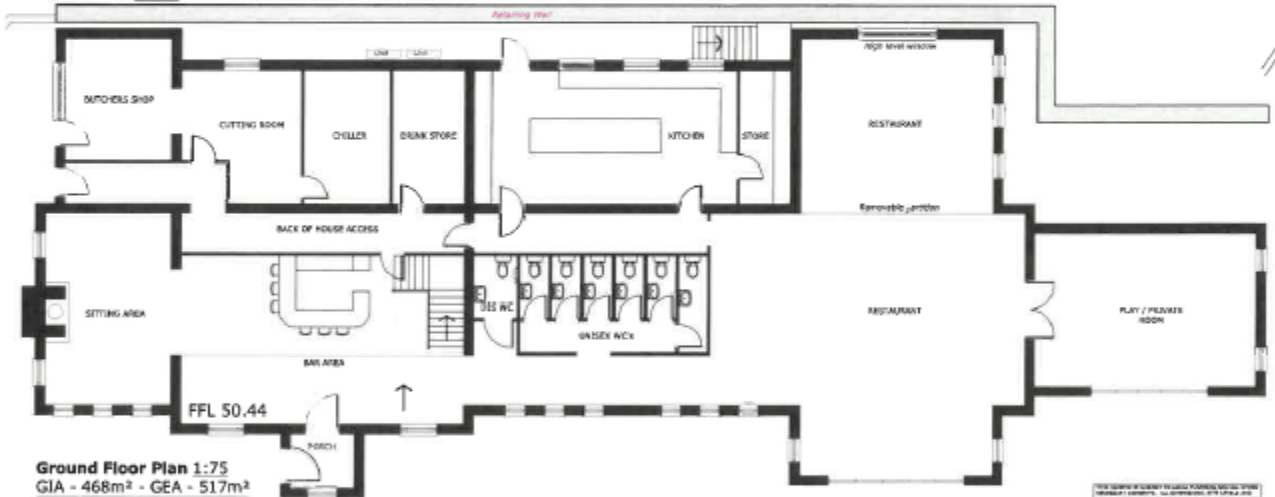
Material	Character	Material
A	Character	0/1

SAICRO ARCHITECTURAL DIVISION LTD.
 1000 BULLINGTON TERRACE,
 GAITHERSBURG, MD 20878
 TEL: 301-271-1000
 FAX: 301-271-1001
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PROPOSED FLOOR PLANS & ELEVATIONS



1.8m High Privacy Screen...



Lighting Plan



Standard Victorian Top-Fix Wall Lantern 61 x 46cm
60W

Ecological Recommendations



x3 Schwegler 1 WQ Bat Box

PLANNING		
Number	Description	Date
1	Initial Planning	12/12/2023
 SAURO ARCHITECTURAL DESIGN LTD		
Project Title		
The Building, 1.8m High Privacy Screen, Kitchen, Restaurant, Bar Area, Setting Area, Back of House Access, JKS WC, GASEX WCK, Play / Pub Room		
Drawing Title		
Proposed Floor Plans & Elevations		
Scale	Drawn By	Check By
1:100 (A3)	01	01
Date	Rev No	Rev No
12/12/2023	001	01
Author	Checker	Drawn By
A		01

SAURO ARCHITECTURAL DESIGN LTD

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

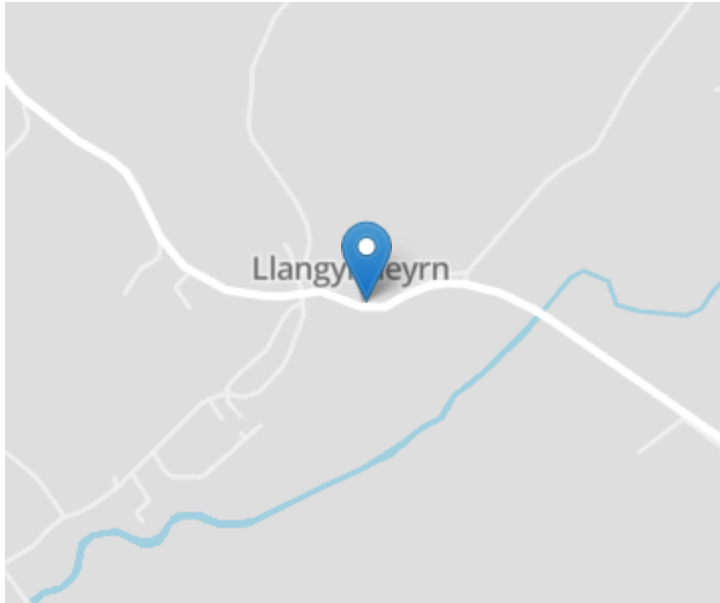
Any risk of coastal erosion? No

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



Directions

From Carmarthen take the A484 south signposted Llanelli/Pembrey Country Park. Travelling for approximately 2 miles in the village of Cwmffrwd turn left onto the B4309 signposted Pontyates. Continue on for ¼mile and turn left onto the B4306 signposted Pontyberem. Continue on this road and enter the village of Llangyndeyrn.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@morgananddavies.co.uk

All properties are available to view on our website - www.morgananddavies.co.uk . Also on our FACEBOOK Page - www.facebook.com/morgananddavies . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page.

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

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk
www.morgananddavies.co.uk



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