

A characterful original Country Inn. Approximately 90 Covers with many little hidden away corners and open dining areas. Run as a successful eatery and set in the beautiful Cothi Valley, just off from the Towy Valley and close to the very popular Brechfa Forest.



Plough Inn, Felingwm, Carmarthen. SA32 7PR.

£350,000

C/2356/NT

An excellent opportunity to acquire an established and much-loved village pub full of charm and character in one of the most picturesque areas of Wales. This 19th century Inn retains many original features but has also been upgraded to include all the amenities of a modern hospitality venue. Currently trading 4 days per week but with potential to expand and take advantage of a growing local tourist market, with many holiday lets in the surrounding area and the newly opened Tywi Valley Cycle Path nearby.

Well-maintained and generous owners living accommodation and annex with planning approved for a 3-bed holiday let or further staff accommodation. Restaurant and bar area providing around 90 covers with additional seating for 30 outside in the beer garden and a fully equipped outdoor kitchen, complete with Argentinian parrilla grill and wood-fired pizza oven.



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Location

Situated in the most picturesque of locations within the rural village of Felingwm in The Cothi Valley and just off the Towy Valley. Both valleys have rivers running through them which are famed for their Sea trout, salmon and sewin fishing. 3 miles to Nantgaredig which gives connection to the A 40 road connecting Carmarthen 8 miles and Llandeilo 13 miles. A popular village with the forest being a vast area well known for endurance horse and bike riding. Carmarthen the county town has shops, Lyric theatre, cinema, schools and leisure facilities. The A 48 dual carriageway connecting to the M4 is 8 miles away, along with the National Botanic Gardens of Wales.

The Plough Inn



Reception Porch

Entrance Door to

L Shaped Bar Area

3.5m x 4.3m (11' 6" x 14' 1")

Stone surround wood burner, tiled floor and Beams to ceiling. Feature Fireplace with Windows to front.





Bar Area

2.8m x 7.2m (9' 2" x 23' 7")

Staircase to upstairs family accommodation area.

Dining Area

4.2m x 5.8m (13' 9" x 19' 0")

Door and window to front along with a Feature Fireplace, Radiator and steps to



Dining Area 2

3.6m x 8.7m Average (11' 10" x 28' 7")

Beams, feature fireplace and window to side and front.



Rear Hallway

Door to

Mens

Urinal area, separate WC and wash hand basin.

Ladies

2 x WC's. Separate wash hand basin.

Disabled Friendly WC.

WC, wash hand basin and radiator.

Rear Hallway

3m x 1.5m (9' 10" x 4' 11")

Door to bar and freezer room.

Beer Cellar & Store

2.38m x 2.99m (7' 10" x 9' 10")

Kitchen

5.7m x 5.48m (18' 8" x 18' 0")

Stainless steel sink and drainer, preparation area and 6 ring LP gas hob.

2 x friers with extractor hood over, Oil central heating boiler with window and door to rear.



First Floor Living Room

3 x Windows to front, exposed A frames, 2 x radiators and a feature fireplace.



Office / Bedroom

2.6m x 2.2m (8' 6" x 7' 3")

Window to rear and radiator.

Hallway

Doors to wardrobe and storage area.

Bedroom

3.3m x 2.2m (10' 10" x 7' 3")

Window to rear along with a display shelf and Radiator.



Shower Room

2.4m x 1.4m (7' 10" x 4' 7")

Shower cubicle, vanity wash hand basin, WC and opaque double glazed window to rear.



Lower Side Landing

Beams, radiator and storage area with 4 door access.
Door to

Bedroom

4.2m x 3.1m (13' 9" x 10' 2")

4 and a half doors to fitted wardrobe. A Frames, Radiator and double glazed window to front.



Lower Landing

Radiator and door to

Shower Room

Shower cubicle, WC, Pedestal wash hand basin and window to side and localized wall tiles.

Bedroom

3m x 2.67m (9' 10" x 8' 9")

Fitted wardrobe with 4 x sliding doors. Window to side, radiator and tongue. Grooved walls with window to side.

Bedroom

4m x 2.4m (13' 1" x 7' 10")

Double aspect to front and side, radiator and exposed beams with a vaulted ceiling.

Externally

Covered cooking area and patio to rear. Parking area to rear and side of the property. The rear parking area is bounded by raised borders helping with self sufficiency for the restaurant to feed the visiting punters.





Services

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

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion. There is no chain.

Council Tax

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. Gated.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains 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



Directions

Directions : From Carmarthen take the A 40 east towards Llandeilo. Travel passed Abergwili & Whitemill and in the village of Nantgaredig turn left onto the B4310 posted Brechfa. Go through Felingwm Isaf and onto Felingwm Uchaf. Over the narrow bridge and the property will be found on the left hand side.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

83 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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