

Regulated by:



RICS



Since 1989

*Character Country Inn with large function room, restaurant and bar. 7 letting rooms with en-suite facilities. Mostly refurbished in recent months. Rural village location.*

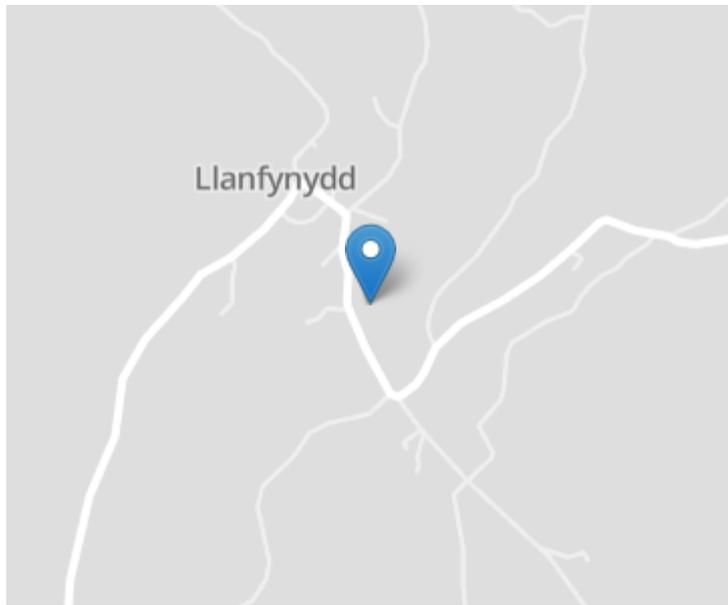


**Penybont Inn, Llanfynydd, Carmarthen. SA32 7TG.**

C/2289/NT

£350,000

\*\* A large Country Inn \*\* Having been tastefully refurbished by present owners \*\* Offers great further potential \*\* Bar area \*\* Restaurant area \*\* 7 letting en-suite guest bedrooms \*\* Large function room which will seat approximately 120 people \*\* Newly refurbished bar and restaurant area including new kitchen \*\* The property is suitable for multiple uses including wedding venue, parties etc. \*\* Situated in the rural village of Llanfynydd which is situated on the edge of the Brechfa Forest, well known for its endurance cycle and horse riding facilities \*\* In the heart of the Towy Valley situated between the towns of Carmarthen and Llandeilo, Carmarthen being the County town and Llandeilo an ever growing popular chic town with Gin bars etc. which is also situated on the edge of the Brecon Beacons \*\* Ideal location for travelling within the Carmarthenshire area. \*\* The property is serviced by a Bio-mass boiler which we are informed has well in excess of 10 years available and helps with the running costs of the property \*\*



## Location

Situated within the village of Llanfynydd having a great village community and now being the only public house within the village, just over a mile from the holiday destination of Pantglas Hall which has swimming pool and some leisure facilities and letting chalets. Situated approximately 8 miles from both Carmarthen town and Llandeilo, both offer excellent shopping facilities with national and traditional retailers, junior school is available at Nantgaredig which is 5 miles approximately. Places of interest nearby include Brechfa Forest well known for its endurance riding on both horseback and bicycles, the Brecon Beacons are within a distance and also the soon to be Carmarthen to Llandeilo cycle track will be a great attraction for the area. Other places include Botanic Gardens of Wales being 9 miles approximately and Aberglasney Gardens being 7 miles approximately.

.

The accommodation comprises:

### Customer Reception Area

5' 10" x 5' 11" (1.78m x 1.80m) glazed double entrance door, tiled flooring, fitted reception counter and openings off to:

### Open Plan Bar Lounge Area

32' 3" x 16' 0" (9.83m x 4.88m) spacious split level bar/lounge area with solid timber fitted service bar counter area, solid timber flooring, double aspect windows to front and side, 3 x radiators, exposed beams to ceiling, feature fireplace and wall lights.



### Restaurant Area

24' 7" x 16' 3" (7.49m x 4.95m) with solid timber flooring, fireplace with wood burning stove, exposed beams to ceiling, fitted chefs counter, 2 x radiators, 2 windows to front, deep timber sills, access through to:





### Kitchen

23' 6" x 6' 9" (7.16m x 2.06m) open area to the restaurant so that the chef and cook can be observed preparing the meals if required, fully equipped and recently refurbished with stainless steel catering kitchen with commercial oven, electric grill, 3 x induction hobs, bespoke charcoal grill, extractor canopies, dishwashing unit, 2 x fridges, glass washer, ice and coffee machines, access through to:



### Wash Room

10' 6" x 5' 6" (3.20m x 1.68m) stainless steel sink units with

mixer tap attachments, access through to:

### Function Room

47' 9" x 32' 3" (14.55m x 9.83m) covers for approximately 120 people, fitted service bar for drinks etc, ideal for wedding receptions, parties, conference meetings etc., doors through to:



### Store Room

26' 3" x 17' 10" (8.00m x 5.44m) formerly the kitchen, ideal for storage purposes or gymnasium etc, access through to:



## Store and Freezer Room

### Inner Rear Hallway

with access to:

### Ladies and Gents WC's and Store Room

### Beer Cellar

.

Side exterior entrance door. Stairs to first floor letting bedrooms.

## FIRST FLOOR

### Letting Bedrooms

With landing area and fire escape doors leading to 7 letting bedrooms, being all double bedrooms with en-suite bath and shower rooms.



## OWNERS ACCOMMODATION

.

Which can be accessed from the bar area or from the first floor letting bedrooms, the accommodation is totally self contained and provides as follows:

### Landing

Door through to:

### Kitchen

25' 0" x 7' 6" (7.62m x 2.29m) a range of base units and wall cupboards, worktops over, sink unit with mixer tap attachment, built in electric oven, 4 ring hob, fridge space, 2 x windows to rear, plumbing for washing machine. Access through to:

## Living Room/Dining Room

24' 5" x 16' 1" (7.44m x 4.90m) a most spacious room with high vaulted beam ceilings, 2 x windows to front, 2 x radiator.



### Study

16' 8" x 6' 5" (5.08m x 1.96m) Velux style window to front.

### Bedroom 1

15' 5" x 10' 0" (4.70m x 3.05m) radiator, with en-suite facility.



### Bedroom 2

15' 5" x 9' 0" (4.70m x 2.74m) radiator and window to side.

### Bedroom 3

Double aspect window, radiator, built-in cupboard, door to en-suite requiring completion works.

## EXTERNALLY

.

A side tarmac lane leading up to the rear of the property and a good sized rear customer car park. Please note that there is a right of way over this lane for an adjoining

neighbour with vehicular access to their pony paddock and garden.



## 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 Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## TENURE AND POSSESSION

Freehold

## COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band is 'A'

## Services

Mains electric, water, drainage and bi-mass heating system

## Directions

From Carmarthen take the A40 east signposted Llandeilo and continue on the road through the villages of Whitemill, Nantgaredig and Cothi Bridge and after a short distance having left the village turn left signposted Llanfynydd. Continue on this country road for approximately 5 miles until arriving at Llanfynydd and the property will be found directly in front just after the bridge in the center.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website -

[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies) . Please 'LIKE' our FACEBOOK Page for new listings, updates, property new and 'Chat to us'.

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

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

28 This is how energy efficient the building is



First Floor

