

Ref: Osta28

Stag & Pheasant, Pontarsais, Carmarthen, SA32 7DU

Large extensively refurbished Detached Property - Former Public House and Restaurant with planning permission to convert to Two Apartments. Eminently suitable for commercial use. Accessible location with far reaching views.

Carmarthen 6 miles, Newcastle Emlyn 16 miles, Lampeter 16 miles, Cardigan 25 miles.



Former Public House and Restaurant (closed 2009) with 3 Bedroom Owners Accommodation. Having undergone a major refurbishment program and currently configured as follows but with full planning permission to convert to Two Residential Flats. Planning Permission Reference No: W/30111 Granted July 2014 (Valid five years). Enquiries made of the planning consultant indicate A3 Business use such as offices or a retail outlet, would be looked upon favourably.

Accommodation in brief:-

Ground Floor: Entrance Porch, Large lounge with Solid Oak Breakfast Bar. Kitchen, Dining Room, Split-Level Living Room, 2nd Kitchen, Utility/Preparation Room, Store Room. W.C.'s.

First Floor: Lounge, 3 bedrooms and Bathroom.

Energy Efficiency Rating: C

In a convenient location on the Lampeter to Carmarthen road, with excellent transport links. Lovely countryside views and extensive parking facilities.

Only 6 miles to Carmarthen with excellent shopping, general hospital, main line railway station and A48/M4-link road. This scenic area offers numerous places of interest to visit, especially along the River Teifi Valley and the Cardigan Bay coast, with popular New Quay and the sandy beaches of Aberporth and Tresaith 25 miles away.

Price Guide: £179,950

THE FACILITIES/ACCOMMODATION:

Double glazing, (some triple glazing), LP Gas Fired boilers (currently unconnected).

Ground Floor –

- ENTRANCE PORCH:** Double doors into the porch, window either side, tiled floor, door into the Lounge.
- LOUNGE:** 29'6" x 24'6". Charming characterful room with partially exposed stone walls, ceiling timbers, fireplace housing an LPG Stove (unconnected) on a slate tiled hearth. Feature solid oak servery bar. Exposed ceiling timbers, ceiling downlights. Tiled floor around the oak servery. Fitted upholstered benches, two windows to the front. Opening to the living room. Doors off to the rear lobby and inner lobby.
- INNER LOBBY:** Staircase to the first floor, doors to the Kitchen and Dining Room.
- DINING ROOM:** 17'3" x 11'7". Door and window to the front. Fireplace (unused).
- KITCHEN:** 14'8" x 7'8". Range of Beech wall and base units with work surface over. Stainless steel sink with drainer. Window to the side and door to the rear. Plumbing for a dishwasher. Tiled walls, under stairs cupboard.
- STORE ROOM:** 14'8 x 6'2". Accessed from the servery. Double external doors to the side elevation.
- SPLIT-LEVEL LIVING ROOM:** 30'2" x 20'10". Superb light and airy room with Oak effect flooring to the upper level and new carpeting to the lower level. Window to the rear, patio doors to the front and further door to the front which leads into the second porch. Opening to the rear lobby. Door from the upper level to the former commercial kitchen.
- REAR LOBBY:** Tiled floor, access to the former ladies and gents W.C's. Door to the lounge.
- FORMER COMMERCIAL KITCHEN:** 13' x 12'3". Stainless steel work surfaces, cooker point, Vaillant L.P. Gas Boiler. (Un-connected).
Base unit with sink and mixer tap. Strip lighting. Window to the side aspect and external door. Opening to the Utility/Preparation Room.
- UTILITY/PREPARATION ROOM:** 13' to 16'6" x 11'10". Twin stainless steel sink unit. Door to the front aspect.

OWNERS LIVING ACCOMMODATION:

First Floor –

MAIN LANDING: Staircase from the inner lobby to the main landing. Window to the rear. Door to the Lounge, Bathroom and door to the inner landing.

LOUNGE: 17'9" x 11' 7". Window to the front aspect, lovely views. Built in cupboard which houses the Vaillant L.P. Gas boiler. (Un-connected). Exposed stone wall.

BATHROOM : 8' x 8'. Coloured suite comprising, bath, pedestal wash hand basin and W.C. Window to the side.

From the Inner Landing, doors to:

BEDROOM 1: 10' 10" max x 11'10". Window to the front with lovely far reaching views.

BEDROOM 2: 12' x 7'8". Window to the front aspect. Delightful views.

BEDROOM 3: 15'3" x 12'. Built-in mirror fronted wardrobes. Window to the front again with lovely countryside views.

N.B. EXISTING AND PROPOSED FLOOR PLANS CAN BE FOUND AT THE END OF THESE PARTICULARS

EXTERNALLY:

THE APPROACH & OUTSIDE SPACE: Set back from the A485 Carmarthen to Lampeter road, very large tarmacadam car parking area to the front and side with a further car park across the road. At the rear a patio with rising grass bank.

SERVICES: We understand that the property is connected to mains electricity, mains water. And private drainage. Telephone with Broadband is understood to be available to purchasers subject to the usual transfer arrangements.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

THE LOCALITY:

The property is situated in a convenient location allowing for easy travelling to local villages, towns and the coast.

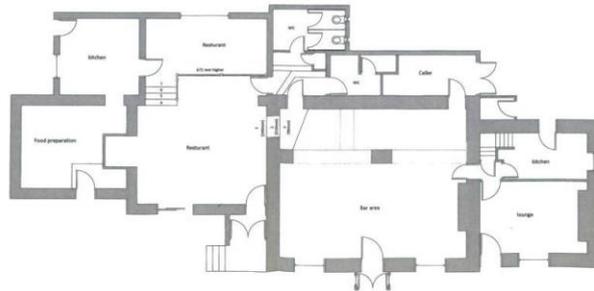
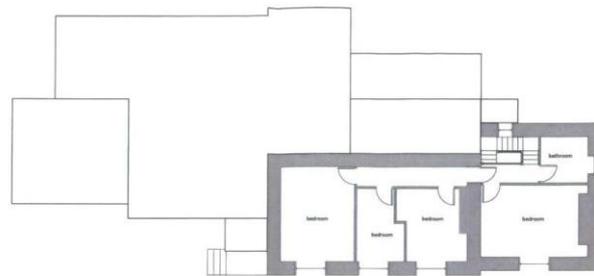
Carmarthen is 6 miles southerly on the meandering Towy River, an ancient county town and commercial centre combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Marks & Spencer, Next, Debenhams, Tesco, Morrison's, etc. There are night clubs, pubs, hotels, restaurants, theatre, art galleries, leisure centre, schools, university college, general hospital, heritage centre, and the County Museum on the outskirts at Abergwili. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions. The ruins of a Roman Amphitheatre are a town attraction, and the remains of a Norman castle built circa 1094 overlook the town and the river.

Lampeter is 16 miles east northerly, a university and market town in the Teifi River Valley, providing a good selection of shops, main post office, a leisure centre with swimming pool, cafes, restaurants and pubs, doctors and dentists, and primary and secondary schools. The University at Lampeter is the oldest in the country (1822) and the smallest in Britain, occupying a beautiful setting in the foothills of the Cambrian Mountains.

Newcastle Emlyn is 16 miles northerly, standing on the banks of the Teifi river, officially in Carmarthenshire, but joined to Adpar in Ceredigion by a bridge across the river. This quaint old market town has a good variety of independent shops including antique, craft and book shops, as well as supermarkets, chemists, banks, post office, town hall, library, theatre and art gallery, primary and secondary schools, leisure centre and swimming pool, tennis courts and bowling green, football and rugby facilities, doctor's, dentist's and optician's services, restaurants and cafes, hotels and plenty of pubs. Thursday is market day. The town grew up around a crossing point over the Teifi, which was favoured as a good defensive site because of the loop in the river here. The ruins of an ancient castle stand in a picturesque grassland setting overlooking the river on three sides. The castle probably dates back to 1240, and is the only native Welsh castle built of stone in this region. Pleasant walks can be enjoyed by the river and around the castle grounds.

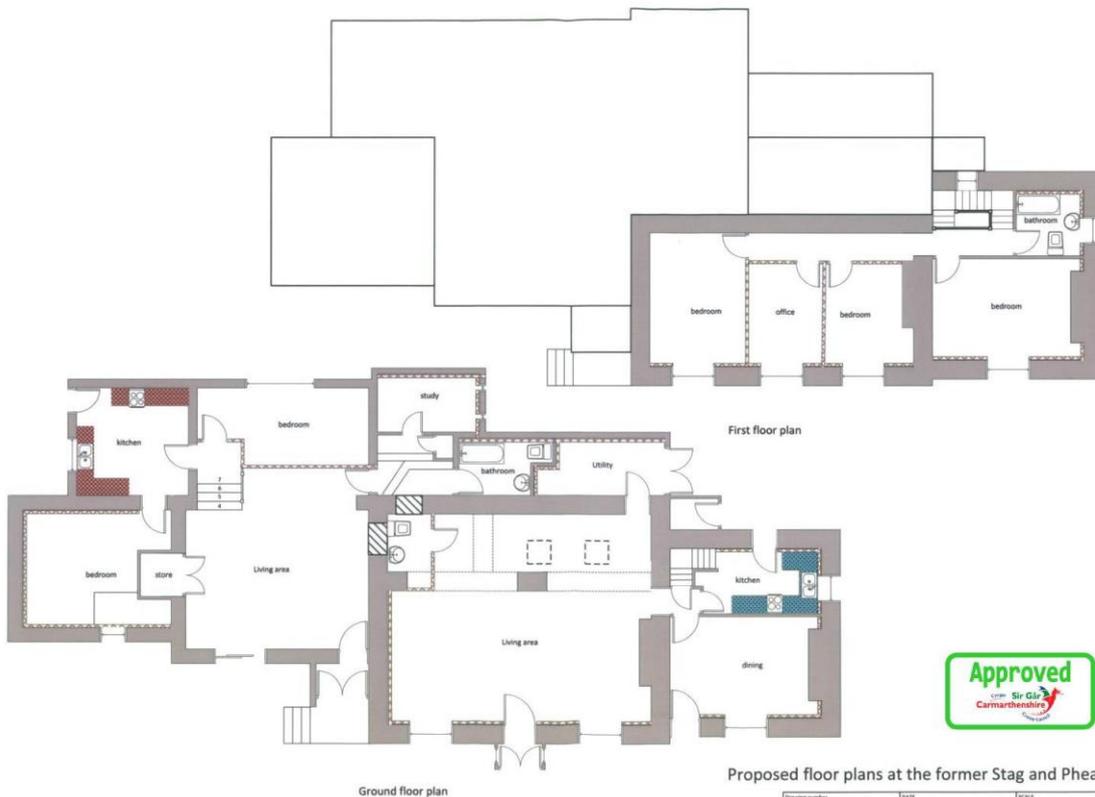
Cardigan is 25 miles north westerly, an ancient and attractive market town at the north of the Pembrokeshire Peninsula on the Teifi estuary, with good shopping amenities including a Tesco store, indoor market, schools, college, library, leisure centre, swimming pool, doctors' surgeries, dentists, small community hospital, cinema/theatre, galleries and craft shops, pubs and restaurants, food festivals, Guildhall, Heritage Centre on the wharf, and the remains of a 12th Century Norman castle overlooking the river. **Cardigan's 18-hole Golf Course** to the north of town offers stunning views over the sea and the Teifi estuary.

The Cardigan Bay coast, with clean sandy beaches, secluded coves, exhilarating coastal walks and colourful sunsets. **Aberporth** and neighbouring **Tresaith** are quiet seaside destinations that bustle with life in the summer months and **Penbryn Sands** are further along the coast. **New Quay** is further north, hugging the hillside overlooking the bay, with wide sandy beaches and a sheltered harbour, popular with sailing and water sports enthusiasts. The New Quay Cliff Walk climbs steeply above the town giving fabulous views from the top, and there are plenty of boat trips for dolphin-watching. The charming old smugglers' cove of **Cwmttydu** is near New Quay, where basking seals can sometimes be seen on the rocks.



Existing floor plans

Drawing number	DATE	SCALE
SPO02	26/03/2014	1:300



Proposed floor plans at the former Stag and Pheasant

Drawing number	DATE	SCALE
SPO02	26/03/2014	1:300

NOTES: PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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