

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

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- **MAGNIFICENT GEORGIAN style MANSION.**
- **9 BEDROOMS. 5 RECEPTION ROOMS.**
- **7 EN SUITE SHOWER/BATHROOMS. 9 WC's.**
- **GUEST WING with 4 En-Suite Letting Rooms providing potential for an Annex.**
- **SPACIOUS LANDSCAPED GROUNDS AMOUNTING TO 1.8 ACRES.**
- **MODERN IMPOSING AND DISTINCTIVE RESIDENCE.**
- **IMPRESSIVE RECEPTION/FORMAL DINING AND FUNCTION HALL with OAK GALLERIED BALCONY LANDING.**
- **PART COMPLETED LEISURE WING with planning for Indoor Swimming Pool.**
- **FAR REACHING VIEWS OVER THE LOWER TOWY VALLEY.**

**Ty Penbryn,  
Mount Pleasant, Llangunnor,  
Carmarthen, SA31 2JZ**

**£1,350,000** OIRO  
**FREEHOLD**

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The Property  
Ombudsman

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**FIRST FLOOR**



**GROUND FLOOR**

*A unique distinctive **5 DOUBLE BEDROOMED/5 RECEPTION ROOMED 'GEORGIAN' style MANSION** with adjoining interconnecting **GUEST WING** with **4 EN SUITE LETTING ROOMS** and **SUMMER ROOM/RESIDENTS DINING ROOM** together with a **part completed LEISURE WING** having the benefit of **Planning Permission for an Indoor Swimming Pool**, all set in **1.8 acres of landscaped gardens** commanding a **magnificent view of the Lower Towy Valley**, enjoying ease of access to 'Dyfed Powys Police Headquarters' (1.5 miles), the A40/A48 trunk roads, 'Glangwili General Hospital' (2.5 miles) and the full range of facilities and services at the centre of the County and Market town of Carmarthen (1.5 miles).*

The property is located within **9 miles of the ancient estuarial village of Llansteffan** that offers a Sandy Beach, is within **8 miles of Ferryside**, is located within **11 miles of the Business Park at Cross Hands**, is within **7 miles of the 'National Botanical Garden of Wales'**, is within **14.5 miles of the M4 Motorway** with the **City of Swansea** being approximately **25 miles** distant.

Applicants may be interested to note that the **original** Mansion known as 'Mount Pleasant' was built in the early part of the 19th Century and its most famous owner was **Sir Lewis Morris** the distinguished Welsh Academic, Politician and popular Poet who lived in the house for many years until his death in 1907.

The **dilapidated former Mansion** was purchased by the current owners some **25 years ago** with the original Mansion being demolished and **re-built to exacting standards of traditional insulated 'Celotex' cavity wall construction under a Welsh 'Caernarfon' slate roof.**

The Vendors in constructing this magnificent 'Georgian' style mansion retained the **'feel and look' of the original Mansion** with the stair spindles, skirting and architrave moulds, fireplaces and ceiling panelling to the Sitting Room being an exact copy of those that existed in the original Mansion.

Applicants should note that the property affords discerning purchasers **excellent scope** for use as a Private Residence with Leisure Wing and potential for conversion of the Guest Wing to a Granny Annex.

The property could also be easily be adapted to a small Boutique Hotel/Guest House with the conversion of the partly completed Leisure Wing that has Planning Permission for an Indoor Swimming Pool but which suitable to provide **additional living accommodation, conference room, Residential Care Home etc.** subject to the necessary planning consents being obtained.

*It maybe of interest to prospective purchasers that the original planning consent in respect of the property was for a main residence with adjoining letting rooms and Private Members Club.*

**'BESPOKE' HANDMADE BOUTIQUE KITCHEN** with 'French Oak' fronts. **FIRE ALARM.**

**WIRED FOR INTRUDER ALARM. 530 SQ.M OF LIVING ACCOMMODATION.**

**PANORAMIC FAR REACHING VIEWS TO REAR OVER THE LOWER TOWY VALLEY.**

**OIL FIRED UNDERFLOOR HEATING** to the **Ground and First Floors of the main house** - radiators to the Guest Wing.

**PVCu DOUBLE GLAZED SASH WINDOWS.**

**8' 4" (2.54m) and 8' 11" (2.72m) CEILING HEIGHTS** to the Ground Floor.

**HANDMADE OAK PANELLED INTERNAL DOORS, OAK ARCHITRAVES AND SKIRTINGS.**

**THE FITTED CARPETS ARE INCLUDED.**



**PORTICOED ENTRANCE PORCH** with hardwood panelled entrance door having a multi-point locking system to

**RECEPTION HALL 9' 6" x 9' (2.89m x 2.74m)** with feature patterned Ruabon tiled floor. Feature coving. 2 Power points. **4' 9 (1.45m) wide 'Colonnade' style archway** to the Dining/Function Hall.

**BOOT ROOM 5' 9" x 4' 4" (1.75m x 1.32m)** with Ruabon tiled floor. PVCu double glazed window.

**STORE ROOM 5' 6" x 4' 4" (1.68m x 1.32m)** with Ruabon tiled floor. Electricity consumer units.

**SEPARATE WC 5' 9" x 4' 6" (1.75m x 1.37m)** with Ruabon tiled floor. PVCu double glazed window. Extractor fan. Half tiled walls. 2 Piece suite in white comprising WC and wash hand basin with fitted cupboard beneath.

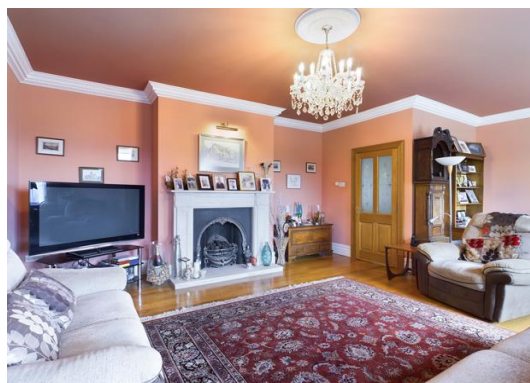
**CLOAKROOM 5' 10" x 4' 6" (1.78m x 1.37m)** with Ruabon tiled floor. Underfloor heating manifold. Cloak hooks.

**DINING HALL/FUNCTION ROOM 21' ext. to 23' 6" x 20' 5" (6.4m ext. to 7.16m x 6.22m)** with oak boarded flooring. Feature coving. 7 Wall light fittings. **Feature solid oak clad steel columns in a 'colonnade' style with feature plate rack. Majestic 3' 7" wide solid oak staircase, spindles and balustrade** that winds up to a stunning galleried balcony landing. 6 Power points. Underfloor heating room thermostat. 2 Sun pipes. 2 USB charger ports. Glazed/panelled door to

**HOME OFFICE/STUDY 15' 9" x 14' 6" (4.80m x 4.42m)** into recesses either side of feature 'Victorian' style fireplace that incorporates a coal effect L.P. gas fire. Oak boarded flooring. Feature coving and ceiling rose. 2 Power points. Double glazed window to fore. 6 Power points. Telephone point. Underfloor heating thermostat control. Doors to the Reception Area that leads to the part completed Leisure Wing and Boiler Room.

**SITTING ROOM (WINTER LOUNGE) 17' 10" x 15' 9" ext. to 22' 9" (5.43m x 4.8m ext. to 6.93m) overall 'L' shaped** with oak boarded flooring. 3 PVCu double glazed windows with far reaching views over the Lower Towy Valley. Feature ceiling rose and coving. Feature 'Georgian' style fireplace incorporating a coal effect L.P. gas fire with quartz surround and marble hearth. Picture rail. Underfloor heating room thermostat. Lamp plug points. 12 Power points. TV point.

**FAMILY ROOM 13' 6" x 11' 4" (4.11m x 3.45m)** with oak boarded floor. 2 PVCu double glazed windows with far reaching views over the Lower Towy Valley. Feature ceiling rose and coving. 6 Power points. Underfloor heating room thermostat. Glazed/panelled door to the Dining Hall/Function Room.





**LIVING ROOM (Summer Lounge) 16' 2" x 16' 1" (4.92m x 4.9m)** with oak boarded floor. Feature oak beamed ceiling and coving replicating the features in the original Mansion. Double aspect. Picture light. Underfloor heating room thermostat. 2 PVCu double glazed windows with far reaching views over the Lower Towy Valley. PVCu double glazed double 'French' door to the brick paved Sun Terrace. 8 Power points. TV and telephone points. **Scaled down version of the 'Georgian' style fireplace** to the original Mansion that has a light oak surround, granite hearth and which incorporates a coal effect L.P. gas fire. Glazed/panelled door to the Dining Hall/Function Room.



**FITTED KITCHEN/BREAKFAST ROOM 16' 3" x 16' 2" (4.95m x 4.92m)** with Ruabon tiled floor. Part tiled walls. Recessed downlighting. 2 PVCu double glazed windows to fore. Range of fitted base and eye level handmade 'bespoke' kitchen units with French Oak fronts incorporating a Butlers sink, plate rack, 2 glazed dresser style units, wine rack, integrated dishwasher and larder fridge. Oil fired Aga to tiled fireplace with French Oak surround and overmantle. TV and telephone points. 8 Power points plus fused points. Light oak panelled Fire Door to



**SIDE ENTRANCE HALL 14' 9" x 6' 5" (4.49m x 1.95m)** with Ruabon tiled floor. PVCu double glazed window to fore. Panelled entrance door to fore. Underfloor heating room thermostat. Staircase to the First Floor letting accommodation of the Guest Wing. Understairs storage area. 2 Power points. **4' 9" (1.45m) wide opening** to the Lounge/Dining Room for the Guest Wing.

**UTILITY ROOM 9' 8" x 9' 6" (2.94m x 2.89m)** with Ruabon tiled floor. PVCu double glazed window. PVCu double glazed door to the rear brick paved Sun Terrace. Extractor fan. Plumbing for dishwasher and washing machine. Part tiled walls. Access to loft space. 8 Power points. Underfloor heating room thermostat. Range of fitted base and eye level kitchen units incorporating a sink unit.



**GUEST LOUNGE/DINING ROOM 24' x 12' 1" (7.31m x 3.68m)** with original pine boarded floor that was rescued from the original Mansion. Double aspect. PVCu double glazed window. 2 Pairs of PVCu double glazed double 'French' doors to the rear brick paved Sun Terrace and from which far reaching views are enjoyed over the Lower Towy Valley. 8 Power points. TV point.



**SIDE LOBBY 8' 4" x 5' (2.54m x 1.52m)** plus wall-to-wall/floor-to-ceiling **FITTED AIRING/LINEN CUBOARD** housing the pressurised hot water cylinder and slatted shelving. Ruabon tiled floor. 4 Power points. Door to the Garage facility.

**FIRST FLOOR - 9' 3" (2.82m) Ceiling heights.**

**MAGNIFICENT GALLERIED BALCONY LANDING 21' 7" x 20' 4" (6.57m x 6.19m) overall** with oak stair spindles that are an **exact** copy of those that existed in the original Mansion. Feature ceiling rose and coving. 5 Wall light fittings. 4 Power points.

**BUILT-IN AIRING/LINEN CUPBOARD** with double doors. Underfloor heating manifold. Slatted shelving. Hot water cylinder.





**REAR DOUBLE BEDROOM 1** 17' 11" x 15' 9" (5.46m x 4.8m) with 2 PVCu double glazed windows with far reaching views over the Lower Towy Valley. Feature coving and ceiling rose. 10 Power points. TV and telephone points. Underfloor heating room thermostat.

**WALK-IN WARDROBE** 6' 9" x 4' 3" (2.06m x 1.29m) with fitted shelving and hanging rail.

**EN SUITE SHOWER ROOM** 6' 9" x 6' 1" (2.06m x 1.85m) with ceramic tiled floor. PVCu double glazed window. Extractor fan. Fully tiled walls. Wall light with shaver point. 2 Piece suite comprising pedestal wash hand basin and WC. Quadrant shower enclosure with plumbed-in shower over and sliding shower doors.

**MASTER BEDROOM SUITE comprising: -**

**DOUBLE BEDROOM 2** 16' 2" x 14' 9" (4.92m x 4.49m) with **fitted bedroom suite**. Feature ceiling rose and coving. 2 PVCu double glazed windows with far reaching views over the Lower Towy Valley. Underfloor heating room thermostat. 6 Power points. 2 USB charger points. TV point. Panelled door to

**DRESSING ROOM** 10' 9" x 5' 7" (3.27m x 1.7m) with fitted wardrobes and dressing table to match the bedroom suite. PVCu double glazed window with a far reaching view over the Lower Towy Valley. Door to

**EN SUITE BATHROOM** 10' 9" x 7' 1" (3.27m x 2.16m) with ceramic tiled floor. PVCu double glazed window with far reaching views over the Lower Towy Valley. Feature coving. Fully tiled walls. 3 Piece suite in white comprising oval bathtub with shower attachment, wash hand basin and WC to fitted bathroom furniture. Quadrant shower enclosure with plumbed-in shower over and sliding shower doors.

**FRONT DOUBLE BEDROOM 3** 16' 2" x 11' 3" (4.92m x 3.43m) with 2 PVCu double glazed windows with a view. Feature coving and ceiling rose. 10 Power points. TV and telephone points. Underfloor heating room thermostat.

**WALK-IN WARDROBE** with fitted shelving and hanging rail.

**EN SUITE SHOWER ROOM** 6' 5" x 5' 10" (1.95m x 1.78m) with ceramic tiled floor. PVCu double glazed window. Extractor fan. Fully tiled walls. 2 Piece suite in white comprising WC and pedestal wash hand basin. Quadrant shower enclosure with plumbed-in shower over and sliding shower doors. Wall light with shaver point.

**FRONT DOUBLE BEDROOM 4** 12' 6" x 12' 1" (3.81m x 3.68m) with 2 PVCu double glazed windows to fore with a view. Underfloor heating room thermostat. 6 Power points. TV point.

**FAMILY BATHROOM** 11' 11" x 5' 11" (3.63m x 1.8m) with ceramic tiled floor. Fully tiled walls. Feature ceiling rose and coving. PVCu double glazed window. Extractor fan. Wall light with shaver point. 3 Piece suite in white comprising pedestal wash hand basin, WC and shower bath with shower attachment and shower screen.



**FRONT DOUBLE BEDROOM 5 15' 8" x 14' 6" (4.77m x 4.42m)** overall slightly 'L' shaped plus built-in wardrobe. Feature ceiling rose and coving. 2 PVCu double glazed windows fore with a view. 6 Power points. TV point. Double doors to the staircase that leads to the Attic Room. Underfloor heating room thermostat.

## **SECOND FLOOR**

**ATTIC ROOM 42' 6" x 22' (12.94m x 6.7m)** plus eaves storage. **The measured area is boarded.** Power and lighting. Vaulted ceilings. Cold water storage tanks. The Attic Room if so desired and subject to the necessary consents being obtained could easily be converted/adapted to living accommodation.

**THE LETTING ROOMS TO THE GUEST WING** are approached via a pine staircase from the side entrance hall of the main living accommodation. Each letting room has fire doors and there are thermostatically controlled radiators to each Guest Room.

**LANDING** with access to loft space. Double glazed velux window to the stairwell. 2 Wall light fittings.

**BUILT-IN LINEN CUPBOARD OFF** with radiator and slatted shelving.

**LETTING ROOM No 1 14' 8" ext. to 19' 4" x 11' 9" (4.47m ext. to 5.89m x 3.58m)** with radiator. TV and telephone points. 6 Power points. Lamp plug. Dressing table. Fitted wardrobe with pine double doors.

**EN SUITE BATHROOM 8' x 5' 6" (2.44m x 1.68m)** with slip resistant water tight flooring. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with plumbed-in shower over and shower screen. Double glazed velux window. Extractor fan. Wall light with shaver point. Radiator. Pine panelled door.

**LETTING ROOM No 2 19' 3" x 11' 8" (5.86m x 3.55m)** with radiator. PVCu double glazed window with a view over the Lower Towy Valley. 6 Power point. TV point. 2 Lamp plugs. Fitted wardrobe with double pine doors. Pine panelled door to

**EN SUITE BATHROOM 7' 11" x 5' 6" (2.41m x 1.68m)** with slip resistant water tight flooring. Radiator. Double glazed velux window. Extractor fan. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with plumbed-in shower over and shower screen. Wall light with shaver point.

**LETTING ROOM No 3 11' 3" x 12' 5" ext. to 15' 1" (3.43m x 3.78m ext. to 4.59m)** with TV and telephone points. PVCu double glazed window with far reaching views over the Lower Towy Valley. 6 Power points. 2 Lamp plug points.

**EN SUITE BATHROOM 7' 11" x 5' 6" (2.41m x 1.68m)** with radiator. Slip resistant water tight flooring. Double glazed velux window. Fully tiled walls. Extractor fan. Wall light with shaver point. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath with plumbed-in shower over and shower screen. Pine panelled door.





**LETTING ROOM No 4 14' 2" x 11' 9" (4.31m x 3.58m)** with radiator. PVCu double glazed window with far reaching views over the lower Towy Valley. 6 Power points. TV and telephone points. 2 Lamp plug points. Pine panelled door to

**EN SUITE BATHROOM 8' 1" x 5' 3" (2.46m x 1.6m)** with slip resistant water tight flooring. Double glazed velux window. Extractor fan. Wall light with shaver point. Radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with plumbed-in shower over and shower screen.

**THE LEISURE/RECREATION WING** has **planning permission** for a substantial Indoor Swimming Pool. This building has been partially completed with internal blockwork and affords excellent scope to provide additional accommodation, separate business use etc. subject to planning. The Leisure Wing was originally designed as a Private Members Club with Indoor Swimming Pool, Changing Rooms and a Gym at First Floor Level and could easily be adapted to a Conference Centre, additional living accommodation etc. subject to the necessary consents being obtained.

**SIDE RECEPTION HALL 9' 8" x 7' 8" (2.94m x 2.34m)** with PVCu double glazed window. Entrance door with doors to the Home Office of the main residence, Indoor Swimming Pool and

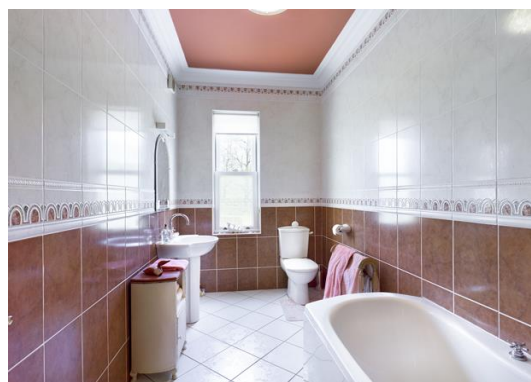
**BOILER ROOM 14' 7" x 8' 11" (4.44m x 2.72m)** with 2 'Worcester' oil fired central heating boilers.

**INDOOR SWIMMING POOL 50' 9" x 27' 10" (15.46m x 8.48m) overall** partially completed with 11 PVCu double glazed windows. Door to the side Entrance Hall of the main residence. Feature vaulted pine T&G clad ceiling.

**LOBBY AREA OFF** with space for the provision of a staircase over the Changing Rooms to what was intended to be a Gym that would have measured approx. **20' x 12' (6.09m x 3.65m).**

**ENTRANCE HALL 11' 7" x 9' (3.53m x 2.74m) overall**

**2 CHANGING ROOMS** measuring 12' x 9' 4" (3.65m x 2.84m) and 12' x 8' 1" (3.65m x 2.46m) **plus** proposed cubicles.





## **EXTERNALLY**

The residence occupies **landscaped mainly lawned grounds** that amount to **1.8 acres or thereabouts** that incorporate a centrally located pillared gravelled/brick paved entrance drive with large forecourt providing ample private car parking that leads to the Double Garage. There are large mainly lawned gardens to the front/side that incorporate a rockery, copper beech hedging, laurel/box hedges, herbaceous borders with the front garden being bounded by mature trees on the roadside. There are to either side secure walled lawned gardens with mature trees/cherry blossom and brick paved drying area to the rear of the Garage facility. There is to the rear a sunny south facing brick paved/decoratively stoned sun terrace running the full width of the main residence that has a **depth of approximately 22' (6.7m)** and from which **far reaching views are enjoyed over the lower Towy Valley** with beyond a lawned garden that incorporates a variety of ornamental trees/shrubs. **FORMER VEGETABLE GARDEN. OUTSIDE LIGHTS.**

**GREENHOUSE** 15' 8" x 8' (4.77m x 2.44m) on brick base. Water tap.

**GARDEN MACHINERY STORE** 18' 8" x 17' (5.69m x 5.18m) with power and lighting. Concrete block built. Up-and-over garage door.

**ADJOINING DOUBLE GARAGE** 24' x 20' (7.31m x 6.09m) **plus UTILITY AREA OFF** 9' 11" x 9' 10" (3.02m x 2.99m) with **3 'Hormann' electronically operated garage doors** - 2 to the front - 1 to the rear. Power and lighting. 2 PVCu double glazed windows. Ample power points. 2 Radiators. Telephone point. Fitted cupboard.

**SEPARATE WC** with 2 piece suite in white comprising WC and pedestal wash hand basin. Radiator.









**DIRECTIONS:** - From **Carmarthen town centre** travel over 'Towy Bridge', **past** the Petrol Filling Station to the roundabout and **take the second exit** towards Pensarn/Llangunnor. **Travel past** 'ATS' and the 'Sorting Office' continuing **underneath** 'Pont Pensarn' and **continue up** 'Babell Hill' towards Llangunnor. At the **top of the hill** travel past the right hand turning for 'Brithdir' and left hand turning for 'Heol Blaengwastod/Heol Login' and turnings for 'Maes Lewis Morris' and 'Roman Park' and the **entrance to the property** will be found a **short distance** further along on the **right hand side**.

**ENERGY EFFICIENCY RATING:** - C (72).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No: - 8447-6223-8480-5766-9922.

**SERVICES:** - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

**COUNCIL TAX:** – BAND H 2021/22 = £3,332.20p. **Oral enquiry only.**

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

### **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

10.05.2021 - REF: 6120