

**Sales & Lettings of
Residential, Rural
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- EXCELLENT INVESTMENT/RE-DEVELOPMENT OPPORTUNITY.
- OUTLINE PLANNING PERMISSION FOR THE SITING OF A DETACHED DORMER BUNGALOW.
- 1.5 MILES GWALIA PETROL FILLING STATION AND CONVENIENCE STORE.
- SET IN JUST UNDER HALF AN ACRE.
- FOUR 2 BEDROOMED APARTMENTS.
- DUAL ROAD FRONTRAGE. FRONT AND REAR ACCESS.
- ELECTRIC HEATING AND PVCu DOUBLE GLAZED WINDOWS TO EACH APARTMENT.
- 5.5 MILES CARMARTHEN TOWN CENTRE.

**Danfforddgar House,
Alltwalis Road, Pontarsais,
Carmarthen SA32 7DU**

**£275,000 OIRO
FREEHOLD**

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



LOWER GROUND FLOOR – FLATS 3 AND 4

An excellent opportunity to acquire a substantial **INVESTMENT/RE-DEVELOPMENT PROPERTY** comprising **FOUR 2 BEDROOMED APARTMENTS** together with **OUTLINE PLANNING PERMISSION** for the siting of a detached dormer bungalow all set in just under half an acre enjoying **dual road frontage** being situated fronting on to the A485 'Alltwalis Road' (regular bus route) and a Class III Council maintained road at rear within 1.5 miles of Gwalia Petrol Filling Station and Convenience Store/Sub Post Office, is within 2.5 miles of the Primary School and village of Llanpumsaint and Primary School at Peniel, is within 3 miles of the centre of the village of Bronwydd Arms, is within 4.5 miles of Glangwili General Hospital and the A40 trunk road and the property is located some 5.5 miles north of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

APPLICANTS MAY BE INTERESTED TO NOTE THAT FULL PLANNING PERMISSION TO CONVERT THE PROPERTY IN TO 4 SELF CONTAINED FLATS WAS GRANTED IN 2012 UNDER PLANNING REFERENCE No. W/25842.

PLASTIC FASCIA AND SOFFIT. SMOOTH SKIMMED CEILINGS.

EACH APARTMENT HAS THE BENEFIT OF ELECTRIC HEATING AND PVCu DOUBLE GLAZED WINDOWS.

PLANNING: - **OUTLINE PLANNING PERMISSION** was granted on the 21st February 2025 for the siting of a **DORMER BUNGALOW** under PLANNING REFERENCE No. PL/06616 - details of which are obtainable of the agents offices.

FLAT 1 comprises: -

CANOPIED ENTRANCE PORCH with PVCu door to

FITTED KITCHEN 15' 9" x 10' 7" (4.80m x 3.22m) with slate effect ceramic tiled floor. PVCu double glazed window. Plumbing for washing machine. 7 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, electric oven, ceramic hob, cooker hood, integrated fridge and freezer. Smoke alarm. Opening to

LIVING/DINING ROOM 18' 8" x 16' 10" (5.69m x 5.13m) overall 'L' shaped with boarded effect laminate flooring. Double aspect. 2 PVCu double glazed windows. TV and telephone points. 4 Power points. Wall mounted electric heater. Staircase to first floor.

BATHROOM 10' 8" x 5' 10" (3.25m x 1.78m)

with tiled floor. Fully tiled walls. PVCu double glazed window. 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. Extractor fan.

FIRST FLOOR

LANDING with double glazed 'Velux' window.

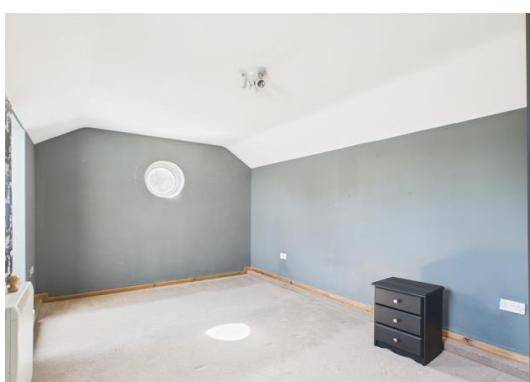
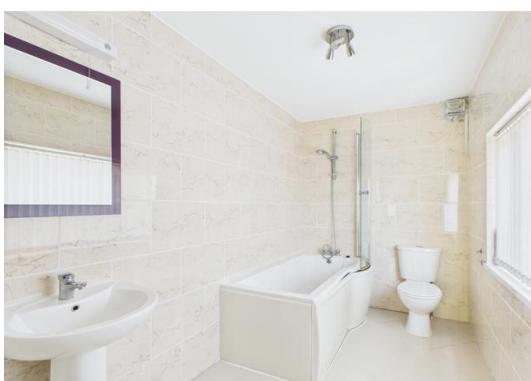
REAR BEDROOM 1 10' 5" x 9' 11" (3.17m x 3.02m) plus dormer with double aspect. Double glazed 'Velux' window to the dormer. Single glazed window to rear. Wall mounted electric heater. 6 Power points. TV point.

WALK-IN AIRING CUPBOARD OFF

FRONT BEDROOM 2 15' 6" x 9' 11" (4.72m x 3.02m) plus 2 dormers off. Double aspect. 6 Power points. TV point. Double glazed 'Velux' windows to the dormers. Single glazed 'porthole' window.

EXTERNALLY

Walled paved forecourt.



FLAT 2 comprises: -

CANOPIED ENTRANCE PORCH with PVCu entrance door.

RECEPTION HALL 20' 5" (6.22m) in depth with wall mounted electric heater. Boarded effect laminate flooring. Built-in airing/linen cupboard off.

FRONT BEDROOM 1 11' 8" x 9' 10" (3.55m x 2.99m) overall with PVCu double glazed window. Wall mounted electric heater. TV point. 6 Power points.

BATHROOM 9' 9" x 6' 3" (2.97m x 1.90m) with tiled floor. Fully tiled walls. Extractor fan. Electric towel radiator. 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.

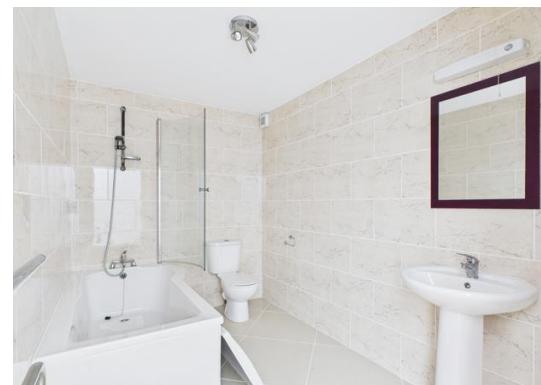
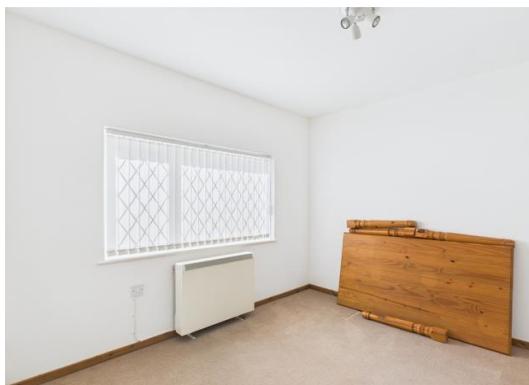
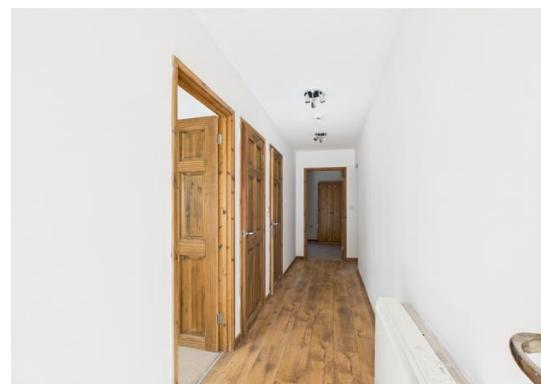
REAR BEDROOM 2 14' 1" x 11' 1" (4.29m x 3.38m) overall with PVCu double glazed window. Wall mounted electric heater. TV point. 6 Power points.

LIVING/DINING ROOM 19' 2" x 14' 5" (5.84m x 4.39m) overall 'L' shaped with boarded effect laminate flooring. Smoke alarm. PVCu double glazed windows to rear and side. Wall mounted electric heater. TV and telephone points. 8 Power points. Opening to

FITTED KITCHEN 9' 6" x 6' 11" (2.89m x 2.11m) with slate effect tiled floor. 5 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating an electric oven, ceramic hob. 1.5 Bowl sink unit, integrated fridge, freezer and canopied cooker hood. Plumbing for washing machine.

EXTERNALLY

Walled paved forecourt.





FLAT 3 comprises: -

ENTRANCE PORCH 5' 6" x 5' 5" (1.68m x 1.65m) with slate effect tiled floor. 2 PVCu single glazed windows. PVCu part double glazed entrance door.

RECEPTION HALL 11' 8" (3.55m) in depth with slate effect tiled floor. Recessed downlighting. Smoke alarm. Wall mounted electric heater.

BEDROOM 1 12' 4" x 9' 10" (3.76m x 2.99m) with PVCu double glazed window. Wall mounted electric heater. Recessed downlighting. Tv point. 6 Power points.

BEDROOM 2 15' x 11' 4" (4.57m x 3.45m) with double aspect. 2 PVCu double glazed windows. Tv point. Recessed downlighting. 6 Power points.

EN-SUITE SHOWER ROOM 7' x 5' 2" (2.13m x 1.57m) with tiled floor. Fully tiled walls. Electric towel radiator. Recessed downlighting. Wall light with shaver point. 2 Piece suite in white comprising WC and pedestal wash hand basin. Quadrant shower enclosure with plumbed-in shower over. Extractor fan.

BATHROOM 9' 9" x 5' 8" (2.97m x 1.73m) with tiled floor. Recessed downlighting. Fully tiled walls. Electric towel radiator. Wall light with shaver point. 3 Piece suite in white comprising pedestal wash hand basin, WC and shower bath with plumbed-in shower over and shower screen. Extractor fan.

FITTED KITCHEN 10' 8" x 7' 5" (3.25m x 2.26m) with slate effect tiled floor. Recessed downlighting. Plumbing for washing machine. 5 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, electric oven, ceramic hob, canopied cooker hood and integrated fridge and freezer. Steps lead down to

LIVING/DINING ROOM 16' 3" x 11' 3" (4.95m x 3.43m) with wall mounted electric heater. 6 Power points. TV and telephone points. Recessed downlighting. Sliding aluminium double glazed door to

PVCu CONSERVATORY 11' 10" x 11' (3.60m x 3.35m) overall with slate effect tiled floor. Polycarbonate roof. 2 Power points.

EXTERNALLY

Paved and decoratively stoned courtyard garden areas to the side and rear.





FLAT 4 comprises: -

FITTED KITCHEN 11' 6" x 9' 3" (3.50m x 2.82m) avg. with tiled floor. PVCu part double glazed entrance door. PVCu double glazed window. Recessed downlighting. Plumbing for washing machine. 9 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, electric oven, ceramic hob, canopied cooker hood, wine rack and integrated fridge and freezer.

INNER HALL

BUILT-IN AIRING CUPBOARD OFF

BEDROOM 1 12' x 6' 4" (3.65m x 1.93m) with 4 power points. PVCu opaque double glazed window. Wall mounted electric heater. Recessed downlighting.

BATHROOM 6' 10" x 5' 9" (2.08m x 1.75m) with ceramic tiled floor. Recessed downlighting. Extractor fan. Fully tiled walls. Electric towel radiator. Wall light with shaver point. 3 Piece suite in white comprising WC, pedestal wash hand basin and shower bath with shower attachment and shower screen.

From the kitchen an opening leads to

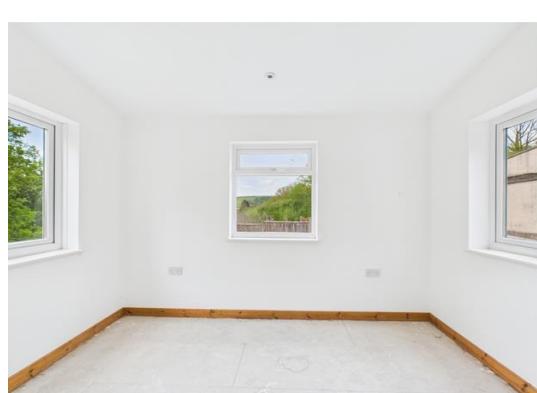
LIVING/DINING ROOM 14' 4" x 7' 6" ext. to 11' 1" (4.37m x 2.28m ext. to 3.38m) with boarded effect laminate flooring. Wall mounted electric heater. Recessed downlighting. 6 Power points. TV and telephone points. Smoke alarm. Sliding aluminium door to the sun room.

BEDROOM 2 14' 4" x 11' 2" (4.37m x 3.40m) overall with recessed downlighting. PVCu double glazed window. 6 Power points. TV and telephone points. PVCu double glazed window. Wall mounted electric heater.

SUN ROOM 10' 11" x 9' 1" (3.32m x 2.77m) with triple aspect. 3 PVCu double glazed windows. Recessed downlighting. 6 Power points.

EXTERNALLY

Courtyard areas off Flat 4





The property is approached from the main A485 trunk road via a short entrance drive that provides ample private car parking. Terraced garden areas to side/rear. There is to the rear/side of the property a sloped bank that runs down to the 'Bronwydd Arms Road' and which has an old vehicular access that leads to the former garage facility.

DETACHED GARAGE 20' 1" x 19' 10" (6.12m x 6.04m) in dis-repair. Sectional concrete built.

FORMER DOUBLE GARAGE 19' 11" x 16' 11" (6.07m x 5.15m) approached from the former rear access lane.

STORE ROOM OFF

APPLICANTS SHOULD NOTE that for all 4 apartments to be occupied the entrance off the A485 would need to be slightly modified to conform to planning. 3 Apartments can be occupied **without** the alteration being made to the entrance drive we are informed.

DIRECTIONS: - From **Carmarthen** take the **A485 'Lampeter Road' north** traveling through the villages of Peniel and Rhydargaeau. Having left Rhydargaeau and upon **entering Pontarsais** the property will be found on the **left hand side before** the left hand turning for Bronwydd (B4301)/Steam Railway - signposted.

FLAT 1

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: -

FLAT 2

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: -

FLAT 3

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: -

FLAT 4

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: -

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

COUNCIL TAX: - BAND G 2025/26 = £ 3,547.86p. **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

14.05.2025 - REF: 7037