

Sales & Lettings of
Residential, Rural
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Properties



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Est. 1998

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- PUBLIC HOUSE/RESTAURANT WITH 5 EN-SUITE BEDROOMS.
- UNOPPOSED PROMINENT POSITION IN CENTRE OF RURAL VILLAGE.
- FREE OF TIE. PATRONS CAR PARK.
- 3.5 MILES VILLAGE OF BRONWYDD ARMS.
- LONG ESTABLISHED TRADING POSITION.
- RESTAURANT WITH TABLE COVERS FOR UPTO 24.
- BEER GARDEN. AMIDST GWILI RIVER VALLEY.
- MIDWAY CARMARTHEN AND LLANDYSUL.

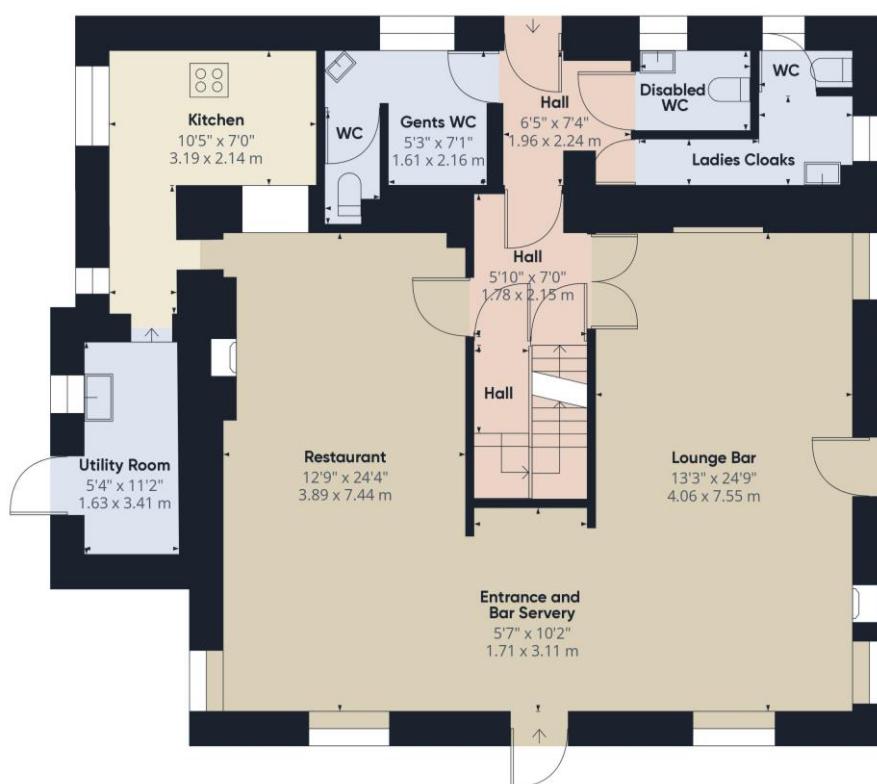
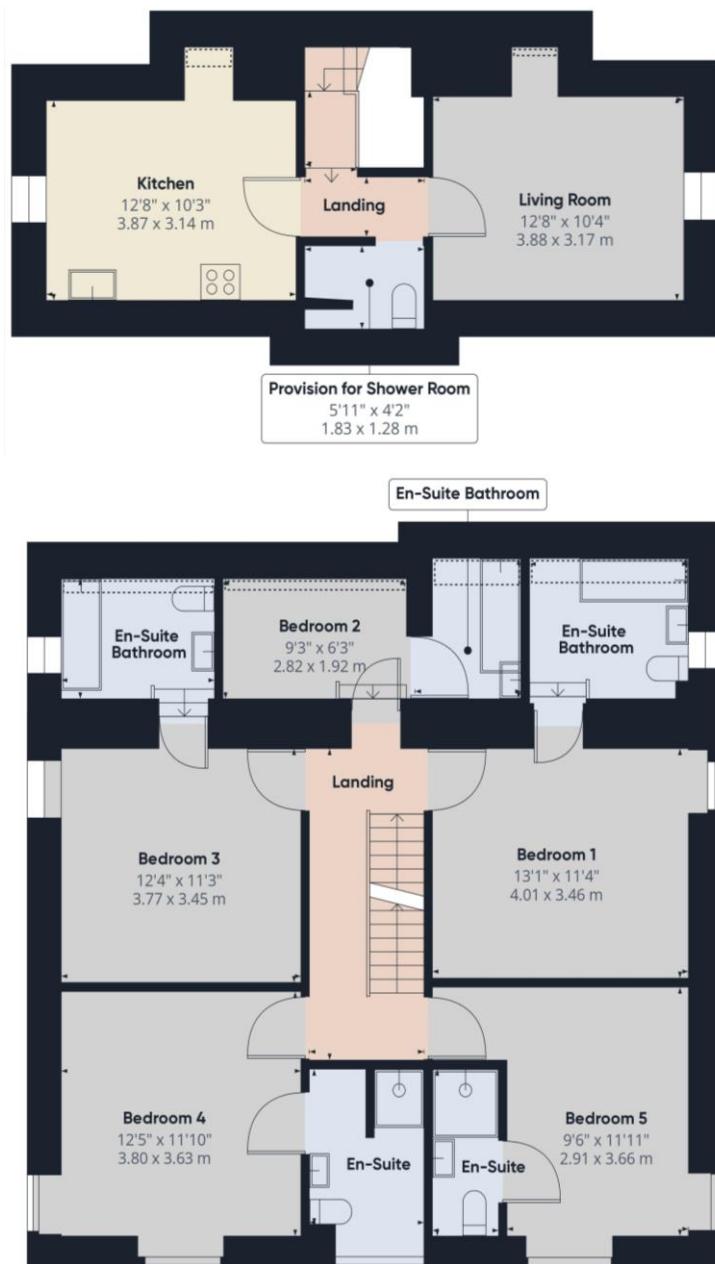
The Railway Inn
Llanpumsaint
Carmarthen SA33 6BU

£245,000 OIRO
FREEHOLD

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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.



A Freehold long established **DETACHED PUBLIC HOUSE AND RESTAURANT** with attractive stone facade, having **5 EN-SUITE BEDROOMS, OUTBUILDINGS, PATRONS CAR PARK AND BEER GARDEN** occupying an **unopposed prominent position** set back off and slightly above a road junction at the centre of the rural village community of Llanpumsaint that is in turn located **amidst the beautiful Gwili River Valley** within **2.5 miles of the A485 'Carmarthen to Lampeter Road'**, is within **3 miles of the A484 'Carmarthen to Newcastle Emlyn Road'**, is within **3.5 miles of the village of Bronwydd Arms**, is within **6.5 miles of the A 40 trunk road** and is located **midway** the readily available facilities and services at the centre of the County and Market town of Carmarthen and Teifi Valley town of **Llandysul** which are both some **7 miles** distant.

OIL CENTRAL HEATING - NOT TESTED. PVCu DOUBLE GLAZED WINDOWS.

AMPLE POWER POINTS THROUGHOUT. NO FORWARD CHAIN.

EMERGENCY LIGHTING AND MAINS SMOKE ALARMS THROUGHOUT - NOT TESTED.

LOUNGE/PUBLIC BAR 24' 6" x 13' 4" (7.46m x 4.06m)

with double aspect. 2 Radiators. Doors to front and side. 3 PVCu double glazed windows. Feature fireplace. Exposed stone walls. **8' 7" (2.62m) Ceiling height.** Paved floor. Bar counter servery. Mains smoke alarm. Glazed door to the Inner Hall.



RESTAURANT 24' 4" x 11' 11" (7.41m x 3.63m) with paved floor. Double aspect. 2 PVCu double glazed windows. 2 Radiators. Exposed stone walls. **8' 6" (2.62m) Ceiling height.** Feature fireplace. Fitted cupboard and worksurface. Fitted floor to ceiling unit. Kitchen servery. **Table covers for up to 24.** Opening to

'L' SHAPED KITCHEN 13' 5" x 10' 6" (4.09m x 3.20m) overall with fully tiled walls. Ceramic tiled floor. Stainless steel cooker hood. 2 PVCu double glazed windows. Fitted stainless steel shelf. Stainless steel wash hand basin. Opening to

KITCHENETTE/UTILITY ROOM 11' 8" x 5' 4" (3.55m x 1.62m) with part tiled walls. Double bowled stainless steel sink unit. PVCu double glazed window. Door to side. Ceramic tiled floor. 3 Stainless steel fitted shelves. Oil fired central heating boiler - **NOT WORKING/NOT TESTED.** Door to outside.

INNER HALL with telephone point. Doors to the Cellar and Living/Bedroom accommodation. Paved floor to match the bar/restaurant.

REAR HALL with ceramic tiled floor. Mains smoke alarm. Door to rear. Half tiled walls.

GENTS WC 8' 10" x 7' 3" (2.69m x 2.21m) overall with 3 urinals. PVCu opaque double glazed window. Vinyl floor covering. Decorative clad/part tiled walls. Wash hand basin. **SEPARATE WC.**

DISABLED WC 5' 9" x 4' 3" (1.75m x 1.29m) with ceramic tiled floor. 2 Piece suite in white comprising wash hand basin and WC. Half tiled walls. Wall mounted electric fan heater.



LADIES WC/CLOAKROOM 'L' shaped with ceramic tiled floor. Half tiled walls. Wash hand basin. PVCu opaque double glazed window. Wall mounted electric fan heater.

SEPARATE WC OFF with half tiled walls. WC. PVCu opaque double glazed window.

LOWER GROUND FLOOR

CELLAR



FROM THE INNER HALL OFF THE BAR/RESTAURANT a door gives access to the Living/Bedroom accommodation that comprises: -

INNER HALL with staircase to first floor.

FIRST FLOOR - 8' 3" (2.51m) Ceiling heights

LANDING with emergency lighting and smoke alarms. Radiator. Staircase to second floor.

SIDE BEDROOM 1 13' 3" x 11' 6" (4.04m x 3.50m) with 2 radiators. PVCu double glazed window. Mains smoke alarm.

EN-SUITE BATHROOM 9' 2" x 7' 3" (2.79m x 2.21m) with 3 piece coloured suite comprising panelled bath, pedestal wash basin and WC. Part tiled walls. Vinyl floor covering. PVCu opaque double glazed window. Part sloping ceiling.

REAR BEDROOM 2 9' 4" x 6' 4" (2.84m x 1.93m) with double glazed 'Velux' window to part sloping ceiling. Vinyl floor covering. Mains smoke alarm.

EN-SUITE BATHROOM 7' 2" x 4' 11" (2.18m x 1.50m) with 2 piece suite comprising panelled bath and pedestal wash hand basin. Provision for WC. Part sloping ceiling. Vinyl floor covering.



SIDE BEDROOM 3 12' 4" x 11' 3" (3.76m x 3.43m) with mains smoke alarm. PVCu double glazed window. Radiator.

EN-SUITE BATHROOM 7' 1" x 6' 4" (2.16m x 1.93m) with part sloping ceiling. Vinyl floor covering. 3 Piece coloured suite comprising pedestal wash hand basin, WC and panelled bath. PVCu opaque double glazed window.

FRONT BEDROOM 4 12' 5" x 11' 10" (3.78m x 3.60m) with double aspect. Radiator. 2 PVCu double glazed windows with views. Mains smoke alarm.

EN-SUITE SHOWER ROOM 7' 8" x 5' 9" (2.34m x 1.75m) **overall** with 2 piece suite in white comprising pedestal wash hand basin and WC. Aluminium opaque double glazed window. Vinyl floor covering. Tiled shower enclosure with electric shower over - **NOT TESTED** and shower door. Provision for radiator.

FRONT BEDROOM 5 11' 11" x 9' 6" ext. to 13' 1" (3.63m x 2.89m ext. 3.99m) with double aspect. 2 PVCu double glazed windows. Radiator.

EN-SUITE SHOWER ROOM with vinyl floor covering. Extractor fan. 2 Piece suite in white comprising WC and pedestal wash hand basin. Tiled shower enclosure with electric shower over - **NOT TESTED**.

SECOND FLOOR

LANDING

PROVISION FOR SHOWER ROOM OFF

KITCHEN 12' 8" x 10' 3" (3.86m x 3.12m) with exposed beams. PVCu double glazed window to side. Double glazed 'Velux' window. Base kitchen units incorporating a sink unit. Radiator.

LIVING ROOM 12' 8" x 10' 4" (3.86m x 3.15m) with double glazed 'Velux' window. Exposed beams. PVCu double glazed window to side. TV point.

EXTERNALLY

The property is located in the centre of the village of Llanpumsaint fronting on to the junction of the 'Esgair Road' with the 'Llandysul Road'. The property has the benefit of entrance drives to the front and rear. Sunny south facing paved beer garden to fore. Patrons car park to one side.

LINKED STONE OUTBUILDING 32' x 13' 6" (9.75m x 4.11m) **approx. overall** with double door access to the former garage. Power and lighting. Cobbled floor to the former stable.

ADJOINING OUTSIDE UTILITY ROOM 13' x 10' (3.96m x 3.05m) with tiled floor. Window. 'T&G' boarded ceiling. Power and lighting.

LEAN-TO CAR PORT/STORE 14' 10" x 10' 10" (4.52m x 3.30m) with double door access.







DIRECTIONS: - From **Carmarthen** take the **A484 Cardigan/Newcastle Emlyn road north** and on entering **Bronwydd Arms turn right for Llanpumsaint** (signposted 'Gwili Railway'/Llanpumsaint). **Follow the signs to Llanpumsaint** and on entering the village travel down the hill, **past** a right hand turning continuing over a 'hump back' bridge and **past** the Recreational Ground and another right hand turning. Continue **under the Railway Bridge** and the property will be found **directly in front of you on the road junction opposite the bus stop and shelter.**

ENERGY EFFICIENCY RATING: - D (94).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9029-0200-7307-6919-9310.

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

RATEABLE VALUE: - 2023/24 = £5,200

BUSINESS RATES PAYABLE: - 2023/24 = £2,782.00p. **NIL CHARGE FOR THE FINANCIAL YEAR 2023/24**

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.

Details amended – 28.03.2024

VIEWING

29.11.2023 - REF: 6720

Strictly by appointment with Gerald R Vaughan Estate Agents