

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- **PERIOD RESIDENCE IN JUST OVER 2 ACRES.**
- **AMIDST BEAUTIFUL GWILI RIVER VALLEY.**
- **3 RECEPTION ROOMS. BEAUTIFUL ORANGERY.**
- **LARGE GAMES ROOMS/HOME OFFICE to Second Floor suitable for adaptation to additional bedroom accommodation - STP.**
- **SYMPATHETICALLY RENOVATED AND EXTENDED.**
- **5 DOUBLE BEDROOMS. 2 BATHROOMS.**
- **3 WC's. MANY CHARACTER FEATURES.**
- **3 MILES GLANGWILI GENERAL HOSPITAL.**
- **4 MILES CARMARTHEN TOWN CENTRE.**

**Forge Mill, Pentremorgan,
Bronwydd Arms,
Carmarthen SA33 6JG**

£599,950 OIRO
FREEHOLD

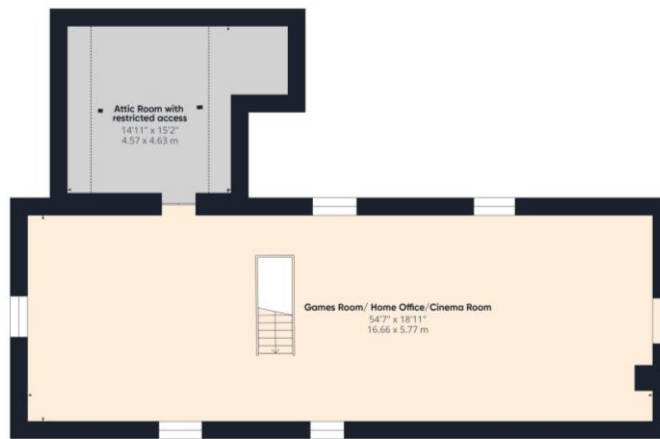
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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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.



Floor 2



Floor 1



Ground Floor

*A conveniently situated very well presented traditionally built **5 DOUBLE BEDROOMED/3 RECEPTIONED ROOMED DETACHED 3 STOREY FORMER MILL** set in **2.28 ACRES** of gardens and grounds situated enjoying a **sheltered sunny south facing position** at the hamlet of Pentremorgan just off the A484 Carmarthen to Newcastle Emlyn trunk road (**regular bus route**) amidst the **beautiful Gwili River Valley** within just over **1 mile of the village community of Bronwydd Arms** that offers a Recreational Ground and Village Pub/Restaurant with rooms, is within **3 miles of the A40 trunk road and 'Glangwili General Hospital'**, is within **3.5 miles of Carmarthen Golf Club** and the property is located some **4 miles north** of the readily available facilities and service at the centre of the County and Market town of **Carmarthen**. The A48 dual carriageway being 5.5 miles distant.*

THE PROPERTY REPUTEDLY DATES BACK TO 1697 AND HAS BEEN USED AS AN IRON FORGE, CORN MILL AND CRAFT CENTRE IN THE PAST.

APPLICANTS SHOULD NOTE THAT SINCE 1996 THE PROPERTY HAS BEEN SUBSTANTIALLY AND SYMPATHETICALLY RENOVATED AND EXTENDED BY THE VENDORS, YET RETAINS MANY CHARACTER FEATURES INCLUDING PINE INTERNAL DOORS, EXPOSED STONE WALLS, FORMER MILL WORKINGS ETC.

OIL C/H (HIVE SYSTEM) with thermostatically controlled radiators - **underfloor heating to the Orangery.**

PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED AND COVED CEILINGS.

APPLICANTS MAYBE INTERESTED TO NOTE THAT SOME OF THE FURNITURE IS AVAILABLE BY SEPERATE NEGOTIATION.

NO FORWARD CHAIN.

RECEPTION HALL 17' 2" x 9' 11" (5.23m x 3.02m) overall with feature slate tiled floor. Staircase to First Floor. 'Heritage' radiator. Meter cupboard. 2 Power points. Walk-in understairs storage cupboard with 2 power points. Exposed beams.

LIVING ROOM 26' 9" x 17' 11" (8.15m x 5.46m) with exposed beamed ceiling. 3 Radiators. 2 PVCu double glazed windows. 1 Single glazed window. 9 Power points. Former Mill workings. Feature stone fireplace incorporating a multi-fuel roomheater on flagstone hearth. 3 Wall light fittings. 2 Picture lights. **5' 1" (1.55m) wide opening to**

DINING ROOM 20' 9" x 13' 9" (6.32m x 4.19m) Formerly the 'Blacksmiths Forge' with a **16' 6" (5.03m) vaulted beamed ceiling**. Exposed stone walls. Flagstone flooring. 4 Double glazed windows. Double glazed double and single doors to outside. Double glazed glass '**viewing window**' of the underground stream. 2 Radiators. Feature brick fireplace incorporating a multi-fuel stove. 6 Power points.

SITTING ROOM 18' x 16' 1" (5.48m x 4.9m) with double aspect. 2 PVCu double glazed windows. PVCu double glazed double 'French' doors to outside. 2 Radiators. 6 Power points. Feature 'Bath Stone' fireplace with slate hearth. Feature coving.



FITTED 'BESPOKE' KITCHEN 20' x 15' 3" (6.09m x 4.64m) with flagstone floor. Double aspect. Recessed downlighting. PVCu double glazed window. PVCu double glazed single and double 'French' doors to outside. Range of fitted base and eye level 'Christians' kitchen units with granite worksurfaces incorporating a 'Dresser' style unit, Island with wash hand bowl and fitted chopping board, butler's sink, plate rack, 'Bosch' microwave oven, 'Bosch' electric oven and integrated dishwasher. Recessed tiled fireplace with feature surround incorporating an electric 'Aga' cooking range with 4 ovens. 6 Power points plus fused points. Provision for an 'American' style fridge. **5' 8" (1.73m) wide opening to**

ORANGERY 27' 2" x 11' 11" (8.27m x 3.63m) with reproduction flagstone floor having underfloor heating. Double glazed vaulted roof. 10 Power points. Double glazed on one side on a dwarf wall. Underfloor heating room thermostat. 3 Pairs of part double glazed doors to outside.

SEPARATE WC with reproduction flagstone flooring with underfloor heating. Extractor fan. 2 Piece suite in white to fitted bathroom furniture incorporating a WC and pedestal wash hand basin. Fitted store cupboard housing the underfloor heating manifold. Fitted wall mirror.

FIRST FLOOR

LANDING with staircase to Second Floor. PVCu double glazed window. Radiator. 1 Power point. Exposed beams.

REAR BEDROOM 1 14' 7" x 13' 4" (4.44m x 4.06m) overall 'L' shaped with exposed beam. Radiator. PVCu double glazed window. **Walk-in understairs storage cupboard off.** 6 Power points.

MASTER BEDROOM SUITE comprising: -

BEDROOM 2 18' 9" x 11' 8" ext. to 17' 6" (5.71m x 3.55m ext. to 5.33m) overall slightly 'L' shaped. Double aspect. 3 PVCu double glazed windows. Recessed downlighting. Radiator with decorative cover. TV and telephone points. 8 Power points.

EN-SUITE BATHROOM 10' 4" x 5' 4" (3.15m x 1.62m) with recessed downlighting. PVCu double glazed window. Fitted bathroom furniture incorporating a 4 piece suite with 2 wash hand bowls, WC and double ended bath with shower attachment, all having granite display surfaces and upstand. Fitted wall mirrors, bookcase and glazed/storage units.

REAR BEDROOM 3 11' 4" x 10' 5" (3.45m x 3.17m) plus built-in floor-to-ceiling **wardrobe/cupboard** with double boarded doors and 2 Power points. PVCu double glazed window. 2 Wall light fittings. 4 Power points.

SIDE BEDROOM 4 18' 9" x 9' 1" (5.71m x 2.77m) overall with radiator. Fitted his n' her's wardrobes. 2 PVCu double glazed windows. 5 Power points.



REAR LANDING

WALK-IN AIRING ROOM 7' x 6' (2.13m x 1.83m) with fitted cupboards and floor units incorporating an unvented pressurised hot water cylinder. Provision for shower room. Extractor fan.

FRONT BEDROOM 5 14' 10" x 11' 7" (4.52m x 3.53m) with double aspect. Radiator. Fitted floor-to-ceiling wardrobes with 2 pairs of part mirrored double doors. 3 Power points. 2 PVCu double glazed windows.

SHOWER ROOM 9' 5" x 7' 7" (2.87m x 2.31m) with 'Heritage' radiator with towel rail. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and pedestal wash hand basin. Fitted storage and glazed display cupboards. Tiled shower enclosure with plumber-in 'rainhead' shower over and shower door. Extractor fan.

SECOND FLOOR

GAMES ROOM/HOME OFFICE 54' 9" x 18' 3" (16.68m x 5.56m) overall with exposed boarded floor. Exposed 'A' frames to vaulted ceiling. 6 PVCu double glazed windows - 2 with shutters. 14 Power points. Telephone point. 8' wide screen. Restricted access to the attic storeroom. *Applicants maybe interested to note that this room could easily be adapted to provide additional bedroom accommodation and/or conversion to a Granny Flat.*

ATTIC STORE ROOM 14' 10" x 14' 10" (4.52m x 4.52m) with restricted access. Boarded floor. Vaulted ceiling. Exposed stone wall. Eaves storage cupboard off. 4 Power points. Access to further loft storage off.

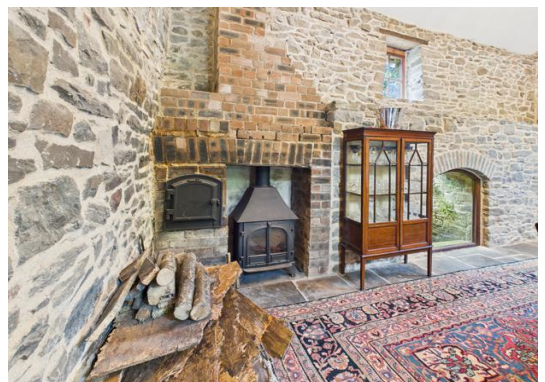
EXTERNALLY

The residence is approached via a tarmacadamed entrance drive that terminated adjacent to the residence. The residence occupies immediate landscaped mainly lawned gardens and grounds of approximately 2.28 acres that are for the most part level and which incorporate decked and paved patio areas with small copse and a treelined boundary. The grounds are bounded/interspersed with a variety of mature and ornamental trees including Apple and Crab trees, Wisteria, Sycamore, Ash, Japanese Maple, Weeping Willow etc. **BUNDED OIL STORAGE TANK. OUTSIDE LIGHTS AND POWER POINTS.**

OUTSIDE UTILITY ROOM with 'Grant' oil fired central heating boiler. Plumbing for washing machine. 2 Power points.

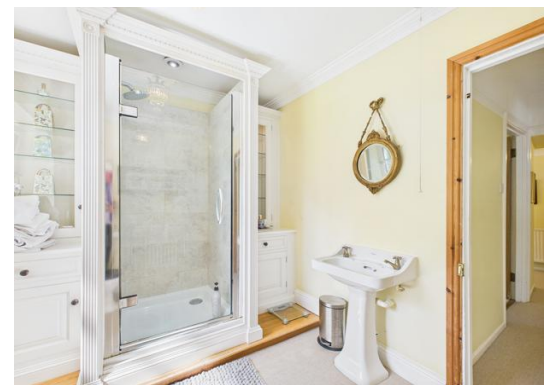
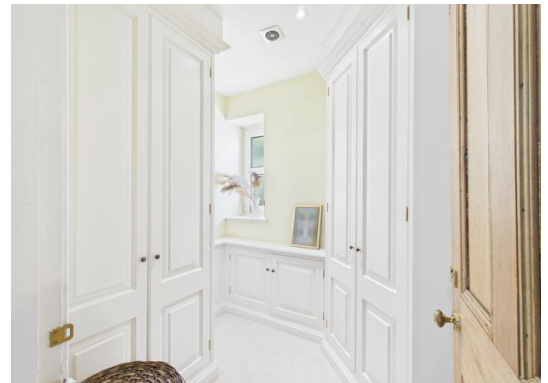
COVERED GAZEBO 20' 9" x 20' 9" (6.32m x 6.32m) that incorporates a hot tub with decked surround and barbeque area. 3 Power points. LED lighting. Courtesy lighting.

GARDEN MACHINERY/STORE SHED 19' 10" x 13' (6.04m x 3.96m) of concrete block construction with attractive stone elevations. Power and lighting. Single glazed window. 8 Power points. Plumbing and provision for an 'American' style fridge. Plumbing for washing machine. Part glazed double door entrance.













DIRECTIONS: - From **Carmarthen** take the **A484 Cardigan to Newcastle Emlyn road north** travelling **past** the right hand turning for 'Glangwili General Hospital' and the Steam Railway. Continue along 'Bronwydd Road' **out of Carmarthen** and travel **through Bronwydd Arms** staying on the **main road**. Continue through **Cwmdwyfran** continuing for a **further half mile approx.** and upon entering **Pentre-Morgan**, the entrance to the property is the **first on the right hand side after** the **right hand bend**.

ENERGY EFFICIENCY RATING: - F (34).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0260-2433-3140-2122-9761.

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

COUNCIL TAX: – BAND H 2025/26 = £ 4,318.36p. *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

01.09.2025 - REF: 7110