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- **DETACHED COTTAGE STYLE PROPERTY.**
- **OIL C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **FIRST TIME ON THE OPEN MARKET.**
- **2 MILES KIDWELLY TOWN CENTRE AND 'CO-OP' CONVENIENCE STORE.**
- **2 BEDROOMS. NO FORWARD CHAIN.**
- **FORMERLY A PUBLIC HOUSE UNTIL 2013.**
- **1.2 MILES A484 'CARMARTHEN TO LLANELLI' TRUNK ROAD.**
- **MIDWAY CARMARTHEN AND LLANELLI.**

**Kidwelly Arms,  
Meinciau Road, Mynyddygarreg  
Kidwelly SA17 4RP**

**£245,000 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.

A most conveniently situated **DETACHED COUNTRY PROPERTY** that was **formerly a Public House** with **living accommodation** but which has been utilised as a **private residence since 2013** situated fronting onto the 'Meinciau Road' (**regular bus route**) within **1.2 miles of the A 484 Carmarthen to Llanelli trunk road**, is within **2 miles of the 'Co-op' convenience store and local facilities/services** that are available at the centre of the ancient estuarial township of **Kidwelly** that is renowned for its Norman Castle, is **within 2 miles of 'Ffos Las' Racecourse**, is within **2.5 miles of Kidwelly Railway Station**, is located some **7 miles north west** of the town of **Llanelli** and is located some **9 miles south** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. **Pembrey Country Park and Cefn Sidan sands** being approximately **6 miles distant** and the **Business Park at Cross Hands** is some **11 miles** away.

**FIRST TIME ON THE OPEN MARKET. NO FORWARD CHAIN.**

**APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY WAS EXTENDED IN 1955 AT THE REAR AND SUBSEQUENTLY WAS FURTHER EXTENDED WITH THE BATHROOM/REAR HALL EXTENSION IN 1984/85 WITH THE AID OF A LOCAL AUTHORITY IMPROVEMENT GRANT.**

**OIL C/H. PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIAS.**

**MOULDED WHITE PANEL EFFECT INTERNAL DOORS TO THE LIVING ACCOMMODATION.**

**APPLICANTS SHOULD NOTE THAT THE PROPERTY IS RATED FOR BUSINESS PURPOSES AND PRIVATE RESIDENTIAL USE AND THEREFORE SHOULD AN APPLICANT WISH TO RE-OPEN THE PUBLIC HOUSE OR CREATE A RESTAURANT OR OTHER BUSINESS THEN THIS MAY BE POSSIBLE SUBJECT TO THE NECESSARY CONSENTS BEING OBTAINED.**



**Ground Floor**



**RECEPTION HALL 5' 8" x 5' 7" (1.73m x 1.70m)** with ceramic tiled floor. 2 PVCu double glazed windows. PVCu part opaque double glazed entrance door. Electric meter. T&G boarded to dado height.

**LOUNGE 14' 3" x 12' 11" (4.34m x 3.93m)** overall 'L' shaped with PVCu double glazed window. Radiator. 2 Power points.

**FORMER BAR 15' 11" x 15' 9" (4.85m x 4.80m)** with 2 power points. Quarry tiled floor. Bar servery with enamelled sink. Radiator. PVCu double glazed window to rear. Doors to the living accommodation and

**SIDE HALL 9' x 6' 5" (2.74m x 1.95m)**

**GENTS WC 8' 2" x 7' 9" (2.49m x 2.36m)** overall with urinal and **Separate WC**. Water tap.

**PASSAGEWAY**

**FORMER CELLAR**

**LADIES WC**

**LIVING ROOM 15' 11" x 9' 4" (4.85m x 2.84m)** with quarry tiled floor. Radiator. PVCu double glazed window. 4 Power points. C/h timer control. Tiled fireplace.

**SIDE HALL** with slate effect ceramic tiled floor. Radiator. PVCu part opaque double glazed entrance door. C/h thermostat control.

**BATHROOM 7' 10" x 6' 8" (2.39m x 2.03m)** with slate effect ceramic tiled floor. Part tiled walls. Extractor fan. PVCu double glazed window. Radiator. 3 Piece coloured suite comprising pedestal wash hand basin, WC and panelled bath.

**FITTED AIRING/LINEN CUPBOARD**

**FITTED KITCHEN/BREAKFAST ROOM 13' 2" x 8' 11" (4.01m x 2.72m)** with radiator. Slate effect ceramic tiled floor. Extractor fan. Dado rail. Double aspect. 2 PVCu double glazed windows. Part tiled walls. Range of fitted base and eye level oak effect kitchen units incorporating a sink unit. Plumbing for washing machine. 5 Power points.

**DINING ROOM/BEDROOM 13' x 9' (3.96m x 2.74m)** with PVCu double glazed window. Dado rail. TV and telephone points. 2 Power points. Staircase to first floor.

**FIRST FLOOR**

**BEDROOM 1 14' 1" x 13' 4" (4.29m x 4.06m)** overall 'L' shaped with access to loft space. PVCu double glazed window. Radiator. 3 Power points. Door to

**BEDROOM 2 12' 11" x 9' (3.93m x 2.74m)** with PVCu double glazed window. Radiator. 1 Power point.





## EXTERNALLY

Tarmacadamed forecourt providing ample private car parking. There are gently sloping gardens to either side and the rear. **OUTSIDE LIGHT and WATER TAP. OIL STORAGE TANK. External 'Worcester Greenstar Heatslave II 18/25' central heating boiler.**

**C.I. STORE SHED** in disrepair.

**2 STORE SHEDS 22' x 16' (6.70m x 4.87m) approx.**  
overall Concrete block built.

## JAPANESE KNOTWEED

Applicants should that Japanese Knotweed is present at the property and this is being treated under a 10 year Management Plan.







**DIRECTIONS:** - The property may be approached from the **Pontyates or Kidwelly directions**. From the **Kidwelly 'By-pass'** turn onto the **'Meinciau Road' for Mynyddygarreg** - signposted. Continue through Mynyddygarreg travelling **past** the left hand turning for 'Parc y Garreg' and **travel up the hill towards Four Roads/Meinciau**. Continue **past** the left hand turning for **'Horeb Road'** and left hand turning for **'Mynyddygarreg Hall.'** Travel **past** the **bus shelter** on the right hand side continuing for a **further half mile approx.** and the property will be found on the **left hand side opposite two part red brick detached houses**.

**ENERGY EFFICIENCY RATING:** -

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

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

**COUNCIL TAX – LIVING ACCOMMODATION= BAND B** 2023/24 = £1,572.54p. *Oral enquiry only.*

**RATEABLE VALUE** for the **FORMER BUSINESS:** - 2023/24 = £1,500.00p

**BUSINESS RATES PAYABLE:** - 2023/24 = £802.50p. **Financial year 2023/24 = NIL.** *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

26.10.2023 - REF: 6663