

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- **SUBSTANTIAL MIXED USE PROPERTY.**
- **VERY WELL PRESENTED 2 BEDROOMED FLAT.**
- **SUITABLE FOR A NUMBER OF USAGES SUBJECT TO PLANNING.**
- **LARGE TARMACADAMED CAR PARKS TO FRONT AND REAR.**
- **SET IN 0.60 OF AN ACRE. PLANNING DESIGNATION - D1 AND RESIDENTIAL.**
- **GAS C/H. PVCu DOUBLE GLAZED WINDOWS.**
- **EXCELLENT RE-DEVELOPMENT OPPORTUNITY - STP**
- **MIDWAY CARMARTHEN AND LLANELLI.**

The Old School
Llannon Road
Pontyberem SA15 5LY

£300,000 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.



Floor 1



Ground Floor

A most conveniently situated **MIXED USE former County Primary School** having attractive stone/brick elevations set in **just over HALF AN ACRE** that incorporates a **very well presented 2 BEDROOMED RESIDENCE, AUDITORIUM** with offices/meeting rooms and kitchen/WC's together with a **LARGE TARMACADAMED CAR PARK** to front and rear situated bordering the countryside towards the periphery of the township of Pontyberem that offers the usual local facilities and services and which in turn is located amidst the Gwendraeth Fawr river valley within **5.5 miles of Cross Hands, its Business Park and the A48 dual carriageway**, is within **9 miles of both the Railway Station at the ancient township of Kidwelly and town of Llanelli** and is located some **10 miles south** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

GAS CENTRAL HEATING with thermostatically controlled radiators.

PVCu DOUBLE GLAZED WINDOWS to **both** the living accommodation and place of worship/associated rooms.

'TOWN & COUNTRY PLANNING' - the present use of the building is in D1 of the Use Classes Order as a 'place of worship' to **exclude** the residential unit. This would also permit **other community uses** including **Clinics, Surgeries, Creches, Day Nurseries and Consulting Rooms**. **ALTERNATIVELY AND SUBJECT TO THE NECESSARY CONSENTS OBTAINED THE PREMISES ARE RIPE FOR RE-DEVELOPMENT.**

We are informed that the property is **NOT** a listed building.

THE FLAT

GAS C/H with thermostatically controlled radiators.

PVCu DOUBLE GLAZED WINDOWS.

SMOOTH SKIMMED & COVED CEILINGS to most rooms.

7' 9" (2.36m) CEILING HEIGHTS to the ground floor.

THE FITTED CARPETS ARE INCLUDED.

FITTED KITCHEN 11' 7" x 9' 9" (3.53m x 2.97m) with telephone point. PVCu part opaque double glazed entrance door. Radiator. 2 PVCu double glazed windows. Wall mounted 'Viessmann VITODENS 200' gas fired central heating boiler. **8' 4" (2.54m) Ceiling height.** Slate effect ceramic tiled floor. 6 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a 1½ bowl sink unit, integrated fridge, freezer, canopied cooker hood, 'Zanussi' gas hob with splashback and electric oven.

LIVING/DINING ROOM 16' 7" x 12' 9" (5.05m x 3.88m) with mains smoke alarm. 2 Radiators. PVCu double glazed door and side screen with a **view** over the Gwendraeth Fawr river valley that leads to the **RAILED PAVED TERRACE**. 6 Power points. TV point. **Walk-in understairs storage cupboard off.**

BEDROOM 2/STUDY/HOME OFFICE 9' 9" x 7' 1" (2.97m x 2.16m) with radiator. PVCu double glazed window. Telephone point. 6 Power points. Cupboard with electricity consumer unit.

INNER HALL with staircase to first floor. 2 Power points.



BATHROOM 13' 2" x 5' 7" (4.01m x 1.70m) overall with slate effect ceramic tiled floor. Chrome towel warmer ladder radiator. Fully tiled walls. Wall light with shaver point. Extractor fan. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath with plumbed in shower over and shower screen. PVCu opaque double glazed window.

LAUNDRY CUPBOARD with plumbing for washing machine.

FIRST FLOOR

DOUBLE BEDROOM 1 16' 10" x 11' 3" (5.13m x 3.43m) plus built-in wardrobes/cupboards. Part sloping ceiling. PVCu opaque double glazed dormer window. Double glazed 'Velux' window. Radiator. 6 Power points. Mains smoke alarm.

THE FORMER COUNTY PRIMARY SCHOOL has the benefit of: -

EMERGENCY LIGHTING.

GAS CENTRAL HEATING with thermostatically controlled radiators.

PVCu DOUBLE GLAZED WINDOWS.

FEATURE 10" (0.25M) PINE SKIRTING BOARDS AND DADO RAILS.

THE FITTED CARPETS ARE INCLUDED.

The accommodation presently comprises: -

PILLARED ENTRANCE PORCH with boarded double doors to

ENTRANCE HALL 18' x 6' 6" (5.48m x 1.98m) extending to 10' 2" (3.10m) overall 'L' shaped with 2 radiators. 2 Power points. 2 PVCu opaque double glazed windows. C/h timer control. Pine glazed/panelled double doors to the Auditorium.

BOILER CUPBOARD with 2 gas meters. Wall mounted 'Vaillant' gas fired central heating boiler.

GENTS WC 4' 11" x 4' 7" (1.50m x 1.40m) with electric hand drier. Ceramic tiled floor. Radiator. Part tiled wall. Trickle vent. 2 Piece suite in white comprising WC and pedestal wash hand basin.

UNISEX WC 4' 11" x 4' 7" (1.50m x 1.40m) with vinyl floor covering. Half tiled walls. Trickle vent. Radiator. 2 Piece suite in white comprising pedestal wash hand basin and WC. Electric hand drier.

DISABLED PERSONS WC 7' 3" x 6' 5" (2.21m x 1.95m) min with trickle vent. Vinyl floor covering. 2 PVCu opaque double glazed windows. Radiator. Half tiled walls. Electric hand drier. 2 Piece suite in white comprising WC and wash hand basin. Built-in cupboard off with hot and cold water taps. Double doors.



LADIES WC 6' 3" x 4' 1" (1.90m x 1.24m) with 2 PVCu opaque double glazed windows. Ceramic tiled floor. Trickle vent. 2 Piece suite in white comprising WC and pedestal wash hand basin. Radiator. Electric hand drier.

CLOAKS/MEETING ROOM with 3 PVCu double glazed windows overlooking Pontyberem and the Gwendraeth Fawr river valley. 9' 9" (2.97m) Ceiling height. 2 Radiators. 6 Power points. Cloaks rail.

FITTED KITCHEN 7' 6" x 6' 10" (2.28m x 2.08m) with ceramic tiled floor. Extractor fan. Part tiled walls. Water stop tap. 8 Power points. Range of fitted base and eye level kitchen units incorporating a sink unit.

INNER HALL with pine skirting board and dado rail. Opening to the Auditorium. Doors to the meeting/cloaks room and mothers room.

BUILT-IN CUPBOARD with 2 telephone points. Double louvre doors. 2 Power points. Electricity consumer unit.

MULTI-PURPOSE ROOM 6' 11" x 6' 8" (2.11m x 2.03m) with pine skirting boards. Radiator. 4 Power points. Base unit and work surface with tiled splashback.

AUDITORIUM 60' 9" x 19' 7" (18.50m x 5.96m) widening to 40' 10" (12.45) overall with double aspect. 9 PVCu double glazed windows. 9 Radiators. Trickle vents. Pine skirting board and dado rail. Stage. 16 Power points. 9' 7" (2.92m) ceiling heights to most of the Auditorium.

LIBRARY/OFFICE 17' 9" x 12' 3" (5.41m x 3.73m) with 6 PVCu double glazed windows. Fire exit door. Dado rail. Radiator. 2 Power points. Telephone point.

EXTERNALLY

The property occupies **approximately 0.60 of an acre** enjoying good frontage to 'Llannon Road' and served by 2 tarmacadamed entrance drives both of which lead past the premises to the rear. There are tarmacadamed parking spaces to both the front and rear of the premises for up to **42 vehicles**. In addition there are lawned garden areas to the front and rear.

OUTBUILDING

Divided in to three of stone/brick construction.

PUBLIC FOOTPATH

Applicants should note that a public footpath traverses **part** of the front car park and which leads from 'Llannon Road' through the adjoining field to the town centre.











ENERGY EFFICIENCY RATING: - **Flat** -

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

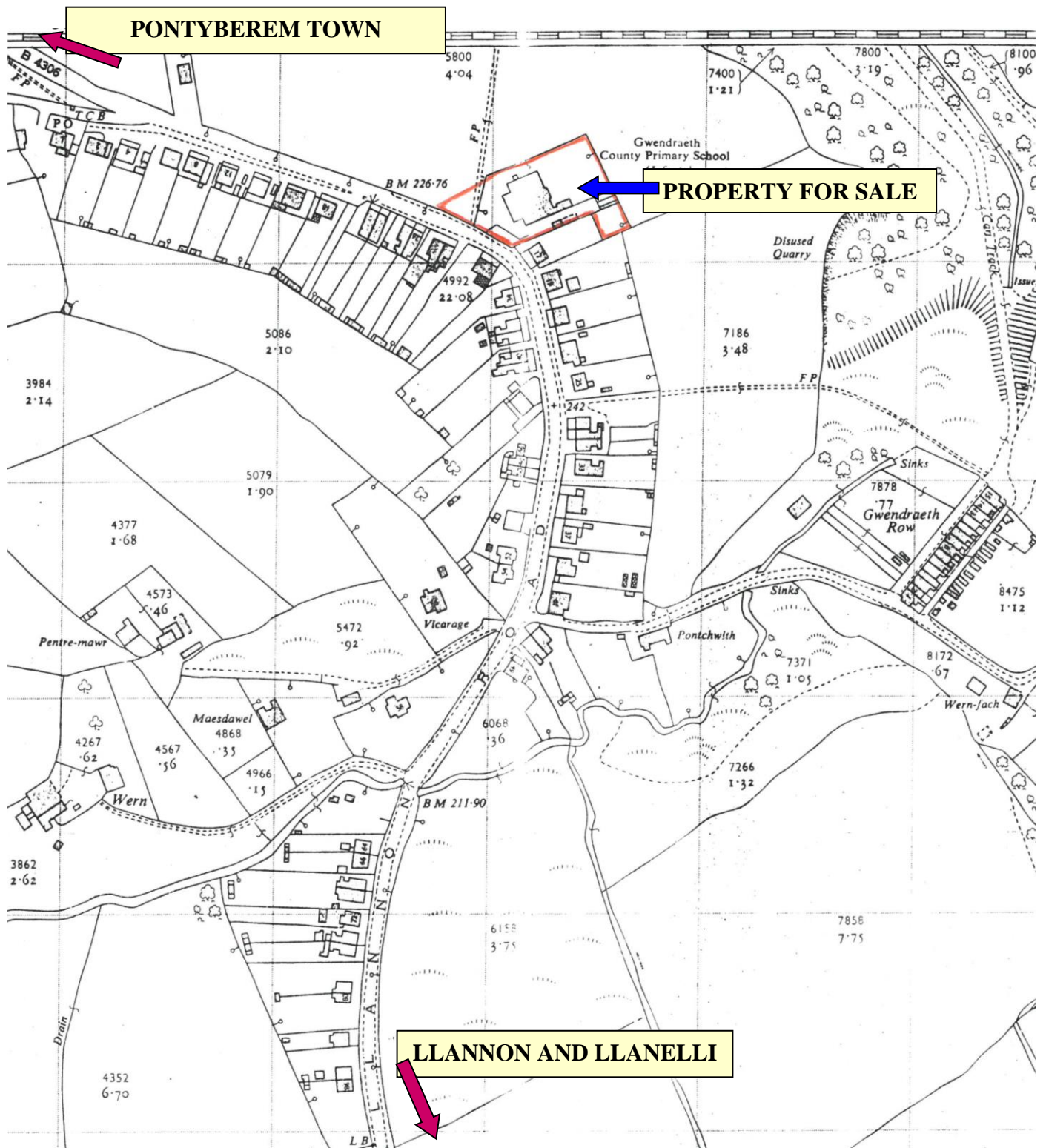
ENERGY EFFICIENCY RATING: - **Auditorium** - **exempt** as it is a 'Place of Worship'.

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

COUNCIL TAX: - **LIVING ACCOMMODATION** - BAND A 2023/24 = £1,82.57p. *Oral enquiry only.*

The Auditorium and associated rooms are presently exempt from Business Rates/Council Tax.

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - The property is located from the **centre of Pontyberem** by turning off '**Capel Evan Road/Coalbrook Road**' onto the '**B4306 Llannon/Llanelli**' Road (signposted). Continue up 'Llannon Road' **past** '**Gwendraeth Valley Carpets**' and **the right hand turning** for 'Hewlett Road' and the property will be found at the **top of the hill** on the **left hand side just after** the speed camera sign.

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 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

18.04.2023 - REF: 6559