Sales & Lettings of Residential, Rural & Commercial Properties

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Emlyn Arms Llanarthne, Carmarthen, SA32 8JE

Offers In The Region Of £380,000

- UN-OPPOSED FREEHOLD VILLAGE PUB WITH SUBSTANTIAL ACCOMMODATION AND RESIDENTIAL/DEVELOPMENT POTENTIAL-STP.
- COUNTRY PUB WITH BAR LOUNGE/RESTAURANT/FUNCTION ROOM SET IN JUST OVER A THIRD OF AN ACRE
- PATRONS CAR PARK AND LAWNED BEER GARDEN AT REAR.
- COMPLETELY REFURBISHED, UPDATED AND EXTENDED SINCE 2007.
- RETIREMENT SALE. FREE OF TIE. FOR SALE AS A GOING CONCERN.
- 2 EN-SUITE LETTING BEDROOMS. 3/4 BEDROOMED OWNERS LIVING ACCOMMODATION.
- MIDWAY CARMARTHEN AND LLANDEILO.
- OIL C/H. PVCu DOUBLE GLAZED WINDOWS.
- IMMACULATE VERY WELL PRESENTED ACCOMMODATION.
- AMIDST BEAUTIFUL TYWI RIVER VALLEY.
- 180 METRES FROM TYWI VALLEY CYCLE PATH.
- NO FORWARD CHAIN. VILLAGE CENTRE LOCATION.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

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Emlyn Arms , Carmarthen SA32 8JE

A delightfully situated long established, immaculate very well presented and maintained DOUBLE FRONTED PUBLIC HOUSE with attractive part stone elevations offering a Lounge Bar, Restaurant/Function Room with table covers for upto 90 persons, 2 purpose built En-suite double Letting Bedrooms together with 3/4 BEDROOMED OWNERS LIVING ACCOMMODATION at first floor level that has been completely refurbished and updated by the vendor since 2007 to include an extension to provide Bed and Breakfast accommodation (2 Letting rooms) in 2012 with at the rear a lawned BEER GARDEN and PATRONS CAR PARK situated at the centre of the rural village of Llanarthne in the shadow of 'Paxton's Tower' amidst the beautiful Tywi river valley within 1.5 miles of 'Paxton Tower', is within 2 miles of Dryslwyn Castle, is within 3 miles of the A40 trunk road at 'Cwrt Henri Square', is within 3.5 miles of the Doctors Surgery, Primary School and A40 trunk road at Nantgaredig, is within 3 miles of the A48 dual carriageway and National Botanical Garden of Wales at Porthyrhyd, is within 7 miles of the Business Park at Cross Hands and Market town of Llandeilo and is within 8 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being located enjoying ease of access to Aberglasney Gardens, The Black Mountains that form part of 'Bannau Brycheiniog National Park' and is within 11 miles of the M4 Motorway.

STOCK AT VALUATION: - THE FURNITURE, EFFECTS, BAR AND KITCHEN EQUIPMENT ARE AVAILABLE BY SEPARATE NEGOTIATION.

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Council Tax Band: C





ENTRANCE PORCH
with PVCu double glazed entrance door. 4 PVCu double glazed windows. Glazed/panelled composite door to

DINING AREA
14'7" x 11'2"
with one wall of exposed stone. 8' 3" (2.51m) Ceiling height. Radiator. Feature panel effect wall to dado height. PVCu double glazed window to fore. 2 Power points. Table covers for 14.

LOUNGE
16'10" x 11'2"
with tile effect laminate flooring. Ebonised beamed ceiling. 2 Walls of exposed stone. PVCu double glazed window to fore. 2 Fitted corner seats. Table covers for 12. Multi-fuel stove.

BAR AREA
14'0" x 6'0"
with tile effect laminate flooring. Ebonised beamed ceiling. Staircase to the Cellar. 12' 4" (3.76m) Wide bar servery.

SECONDARY BAR AREA
15'3" x 10'10"
with 1 wall of exposed stone. Part tile effect laminate flooring. Radiator. Ebonised beamed ceiling. 1 Power point.

INNER HALL
with opening to the kitchen and bar servery.

DINING AREA OFF
7'4" x 6'9"
with radiator. Table covers for 6. 2 Power points.

BREAKFAST ROOM
13'2" x 11'6"
with table covers for 12. Boarded effect flooring. Access to loft space. Panel effect walls to dado height. 4 Picture lights. 2 Power points. Wall mounted electric convector heater. 9' 4" (2.85m) Wide opening with double folding doors to

FUNCTION ROOM/RESTAURANT
31'2" x 12'8"
with boarded effect flooring. Panel effect walls to dado height. 11 Power points. C/h thermostat control. 7 Picture lights. Table covers upto 50 (presently laid out for 32 table covers). PVCu double glazed double doors to outside. 2 Radiators. Understairs storage cupboard off with 2 power points. Archway to

CARVERY SERVING AREA OFF
10'8" x 6'5"
with boarded effect flooring. 4 Power points.

STORE/CLOAKROOM

INNER HALL.
with radiator. Doors to the Ladies and Gents WC's, rear hall and Bed and Breakfast accommodation/Letting Rooms.

LOBBY
with radiator. Opening to the rear hall that serves the letting rooms. Doors to

GENTS WC
11'9" x 10'8" overall
'L' shaped with fully tiled walls. 2 Urinals. Wash hand basin. PVCu double glazed window. Radiator. Tile effect vinyl floor covering. SEPARATE WC with PVCu opaque double glazed window.

LADIES WC
14'0" x 6'1" overall
with baby changing facility. Radiator. Vinyl floor covering. 2 Wash hand basins. Part tiled walls. 2 SEPARATE WC's each with opaque double glazed windows.

REAR HALL
with fire door to the Bed and Breakfast accommodation/letting rooms. PVCu double glazed double doors to the Patrons car park, Beer Garden and Smoking Area.

REAR COVERED PORCH
with access to the outside covered Smoking Area

LOWER GROUND FLOOR

BEER CELLAR
15'3" x 13'6"

THE PURPOSE BUILT LETTING ROOMS/BED AND BREAKFAST
OIL C/H. PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED CEILINGS. THE FITTED CARPETS ARE INCLUDED.

THE ACCOMMODATION THAT WAS CONSTRUCTED IN 2012 COM

HALL
part boarded to dado height. Staircase to first floor. 2 Power points. BUILT-IN CUPBOARD OFF.

FIRST FLOOR

LANDING
with PVCu double glazed window (fire escape). Double glazed 'Velux' window. 1 Power point. Telephone point. Radiator. Access to loft space.

LETTING ROOM 1
13'10" x 9'8"
with double glazed 'Velux' window. Radiator. PVCu double glazed window. TV point. C/h room thermostat. 7 Power points. 4 USB charger ports.

EN-SUITE SHOWER ROOM
7'3" x 5'2"
with vinyl floor covering. Chrome towel warmer ladder radiator. Extractor fan. 2 Piece suite in white comprising pedestal wash hand basin and WC. Fully tiled walls. 5' 2" (1.57m) Wide shower tray with plumbed in shower over and shower screen.

LETTING ROOM 2
with double aspect. C/h room thermostat. TV point. Radiator. 2 PVCu double glazed windows. 10 Power points. 4 USB charger ports.

EN-SUITE SHOWER ROOM
7'2" x 5'2"
with vinyl floor covering. Chrome towel warmer ladder radiator. Fully tiled walls. Extractor fan. 2 Piece suite in white comprising pedestal wash hand basin and WC. 5' 2" (1.57m) Wide shower tray with plumbed in shower over and shower screen.

THE OWNERS LIVING ACCOMMODATION
is approached via a staircase from the bar area.
OIL C/H with thermostatically controlled radiators. PVCu DOUBLE GLAZED WINDOWS. LIGHT OAK PANELLED INTERNAL DOORS. SMOOTH SKIMMED CEILINGS.

FIRST FLOOR.

LANDING.
with access to loft space. 2 Power points.

LIVING ROOM
14'8" x 10'5"
with radiator. 12 Power points. PVCu double glazed stable door (fire exit to the flat roof).

FRONT BEDROOM 1
13'0" x 10'11" plus
fitted floor to ceiling wardrobes with 4 mirrored doors. Radiator. PVCu double glazed window. 6 Power points. 2 USB charger ports.

STUDY/BEDROOM 4
7'4" x 6'3"
with engineered oak boarded floor. Radiator. PVCu double glazed window to fore. 4 Power points.

FRONT BEDROOM 2
13'8" x 9'10" overall
slightly 'L' shaped with radiator. PVCu double glazed window. 6 Power points.

SIDE BEDROOM 3
14'11" x 8'5" overall
slightly 'L' shaped. 6 Power points. Radiator. PVCu double glazed window.

INNER LANDING
with ceramic tiled floor. Fitted floor to ceiling AIRING/LINEN CUPBOARD with slatted shelving. 2 Power points. Pair of sliding mirrored doors.





Directions

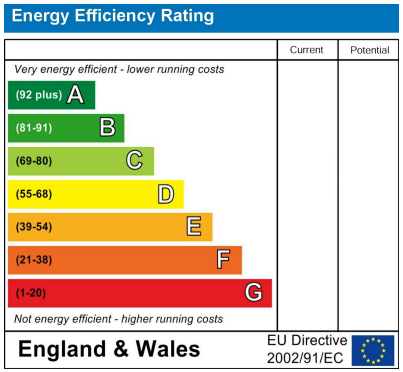
From Llangunnor, Carmarthen take the B4300 'Capel Dewi' Road. Continue through the village of Capel Dewi and past the left hand turning for Nantgaredig and upon entering Llanarthne the property will be found in the centre of the village on the left hand side just after the Church opposite the turning for 'Paxton's Tower'.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

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C



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