

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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- **FOR SALE AS A GOING CONCERN.**
- **IMMACULATE VERY WELL PRESENTED ACCOMMODATION.**
- **2 EN-SUITE LETTING BEDROOMS.**
3/4 BEDROOMED OWNERS LIVING ACCOMMODATION.
- **PATRONS CAR PARK AT REAR.**
- **RETIREMENT SALE. FREE OF TIE.**
- **COUNTRY PUB WITH BAR LOUNGE/RESTAURANT/FUNCTION ROOM IN JUST OVER A THIRD OF AN ACRE.**
- **AMIDST BEAUTIFUL TYWI RIVER VALLEY.**
- **MIDWAY CARMARTHEN AND LLANDEILO.**

Emlyn Arms
Llanarthne
Carmarthen SA32 8JE

£380,000 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.



Ground Floor



Floor 1



*A delightfully situated long established, immaculate very well presented and maintained substantial **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 **PATRONS CAR PARK** and lawned **BEER GARDEN** 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**.*

EXCELLENT SCOPE TO INCREASE TURNOVER AND PROFITABILITY THROUGH LONGER OPENING HOURS, DEVELOPING FULL CAPACITY FOR THE LETTING ROOMS ETC.

FIRST TIME ON THE MARKET SINCE 2007. NO FORWARD CHAIN. FREE OF TIE.

EMERGENCY LIGHTING, FIRE ALARMS, CCTV AND SMOKE ALARMS.

OIL C/H with thermostatically controlled radiators - 2 BOILERS. PVCu DOUBLE GLAZED WINDOWS.

THE FITTED CARPETS ARE INCLUDED. APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY ONCE FORMED PART OF THE CAWDOR ESTATE AND DATES BACK TO THE 18th CENTURY HAVING BEEN A COACHING INN AND FORMERLY KNOWN AS THE 'PAXTON INN'.

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

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" (4.44m x 3.40m) 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" (5.13m x 3.40m) 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' x 6' (4.26m x 1.83m) 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" (4.64m x 3.30m) 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" (2.23m x 2.06m) with radiator. **Table covers for 6.** 2 Power points.

BREAKFAST ROOM 13' 2" x 11' 6" (4.01m x 3.50m) 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" (9.49m x 3.86m) 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" (3.25m x 1.95m) 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" (3.58m x 3.25m) 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' x 6' 1" (4.26m x 1.85m) 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" (4.64m x 4.11m)

THE PURPOSE BUILT LETTING ROOMS/BED AND BREAKFAST ACCOMMODATION have the benefit of

OIL C/H. PVCu DOUBLE GLAZED WINDOWS.

SMOOTH SKIMMED CEILINGS.

THE FITTED CARPETS ARE INCLUDED.

THE ACCOMMODATION THAT WAS CONSTRUCTED IN 2012 COMPRISES: -

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" (4.21m x 2.94m) 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" (2.21m x 1.57m) 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 13' 10" x 9' 11" ext. to 13' 10" (4.21m x 3.02m ext. to 4.22m) 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" (2.18m x 1.57m) 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" (4.47m x 3.17m) with radiator. 12 Power points. PVCu double glazed stable door (fire exit to the flat roof).

FRONT BEDROOM 1 13' x 10' 11" (3.96m x 3.32m) 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" (2.23m x 1.90m) with engineered oak boarded floor. Radiator. PVCu double glazed window to fore. 4 Power points.

FRONT BEDROOM 2 13' 8" x 9' 10" (4.16m x 2.99m) overall slightly 'L' shaped with radiator. PVCu double glazed window. 6 Power points.

SIDE BEDROOM 3 14' 11" x 8' 5" (4.54m x 2.56m) 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.



BATHROOM 12' 5" x 10' 11" (3.78m x 3.32m) overall with ceramic tiled floor. 'Heritage' radiator. Extractor fan. Exposed beamed ceiling. Fitted cloaks cupboard with double sliding mirrored doors. PVCu double glazed window. 3 Piece suite in white comprising pedestal wash hand basin, WC and Spa bath. Tiled double shower enclosure with plumbed in shower over and shower screen. Opening to

UTILITY AREA 11' 10" x 5' 5" (3.60m x 1.65m) overall 'L' shaped with ceramic tiled floor to match the bathroom. Vent for tumble drier. Plumbing for washing machine. PVCu double glazed window. 2 Power points.

EXTERNALLY

Gated side entrance drive leading to the secure Patrons **car park** at rear and lawned **beer garden**. In all the property amounts to **just over a THIRD** of an **ACRE** approximately.

COVERED PILLARED SMOKING AREA OFF 13' x 11' (3.96m x 3.35m) the rear hall with paved flooring.

AVAILABLE BY SEPARATE NEGOTIATION

The letting room furniture and effects, bar, kitchen and restaurant equipment are available by **SEPARATE NEGOTIATION. STOCK AT VALUATION.**

STAFF: -The premises are run by the owner and 3 part time members of staff.

HOURS OF BUSINESS: - Applicants should note that the premises is **not open on a Monday or Tuesday**. Wednesday, Thursday and Friday 12 noon to 3pm and 6pm to close. Saturday - 12 noon to close. Sunday 12 noon to 3pm.

ACCOUNTS: - Certified accounts will be made available to bona fide applicants who have provided proof of funds.

ADJOINING STORE SHED 14' 3" x 14' 2" (4.34m x 4.31m) with double door access. 2 Power points.

2 No. FUEL STORE SHEDS (Oil and L.P. Gas)

ENERGY EFFICIENCY RATING: - D (89).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 1002-6935-8102-6379-8902.

Details updated - 22.06.26





LETTING ROOMS

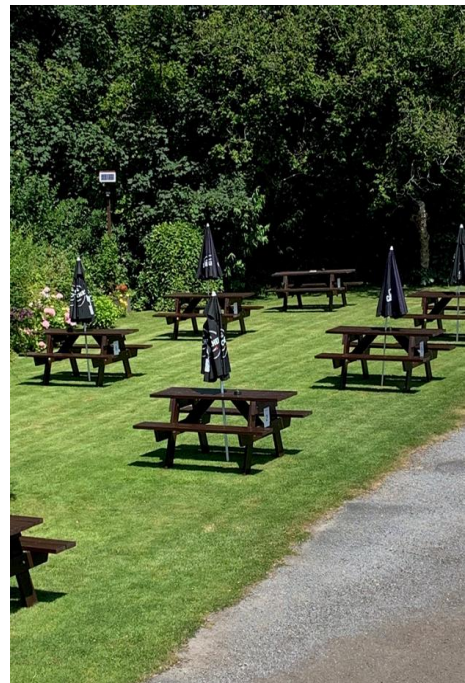




OWNERS LIVING ACCOMMODATION





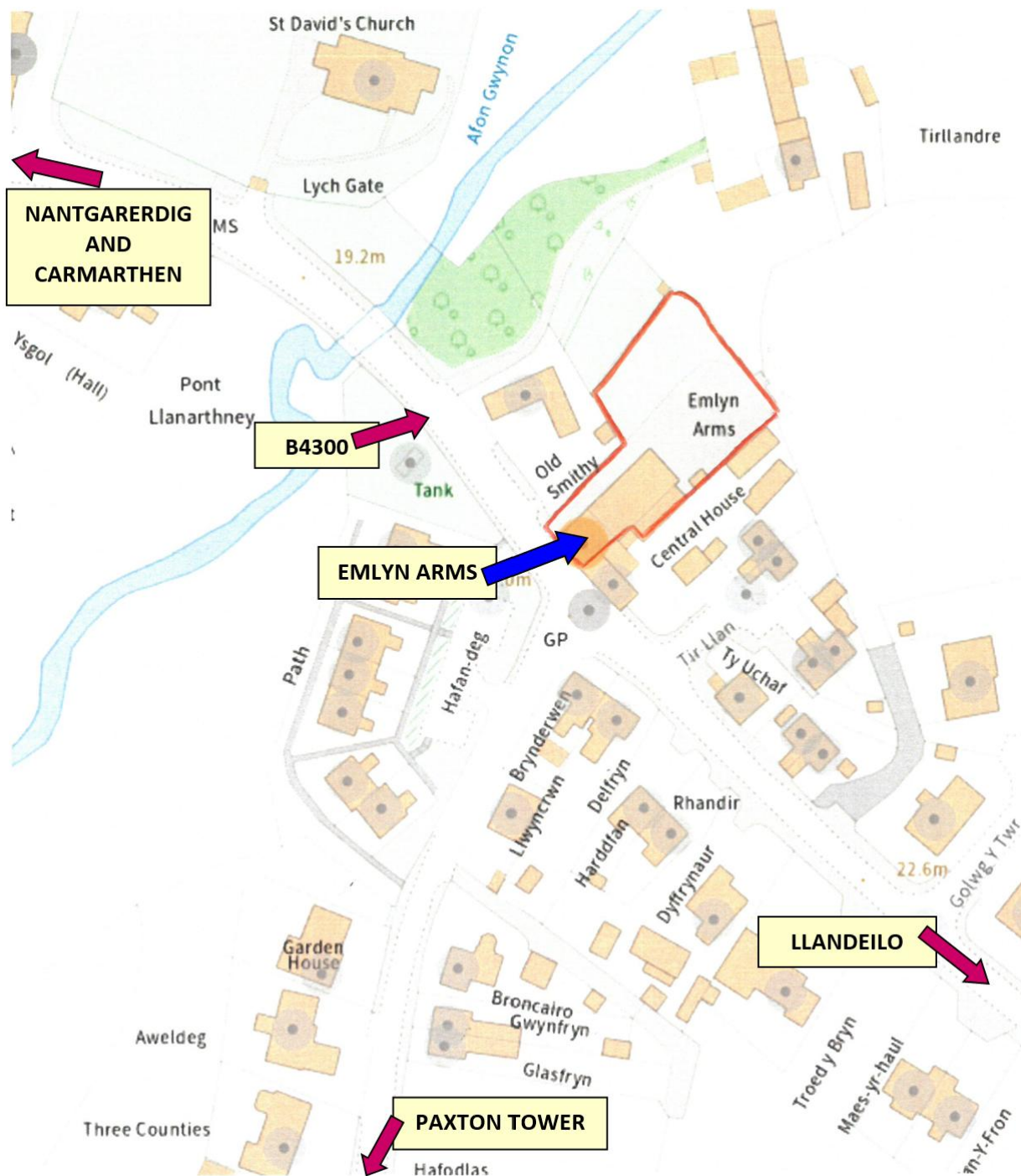


SERVICES: - Mains electricity and water. Private drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: – The property we are advised is not liable for Council Tax due to the living accommodation being approached from and being above a Bar.

RATEABLE VALUE: - 2026/27 = £4,900.00p.

BUSINESS RATES PAYABLE: 2026/27 = £2,459.80p - **BEFORE** applying any reliefs that may apply to the property.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

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**'.

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

22.01.2025 - REF: 6989