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## **The Old Gallery, Pantyrathro, Llangain, Carmarthen SA33 5AJ**

**Offers in the region of £130,000**

**Large Character 2/3 Bedroom Barn Conversion**

**Exposed Stone Walls**

**Former Mill Workings**

**Large Potential**

**Requiring Completion**

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**NT/BT/58777/050618**

**DESCRIPTION**

**FOR SALE BY PUBLIC AUCTION.**

A large character 2/3 bedroom mid terrace barn conversion retaining much of its character and charm with exposed stone walls, part of the mill workings and has potential for a mezzanine floor. The property is partly converted and was formally a restaurant, but is currently being used as residential since 2007 we are informed by the executor. Part of the courtyard development with nearby residential units, Hostel restaurant at Pantyrathro Mansion and chalets. The property does need further work and further information is available from the selling agents. Situated in the development of Panyrathro Mansion and known as The Old Gallery. The property is located between Llansteffan and Carmarthen town centre. A hostel and swimming pool centre is nearby. Llansteffan offers a picturesque castle

**RECEPTION ROOM**

29' x 16'1/12'8 (8.84m x 4.90m)

Entered via door, wood floor, mezzanine flooring above, exposed stone walls, ¾ length window surrounding the door.

**LOWER HALLWAY**

Door to recess cupboard, doors to:

**RECEPTION ROOM 2**

15'6 x 9'1 (4.72m x 2.77m)

Double-glazed window to front.

**DINING AREA**

19'6 x 16'7 (5.94m x 5.05m)

Double-glazed window to front, vaulted ceiling, former mill wheel, 3 arches leading to:

**KITCHEN/DINING ROOM**

23'6/12'10 x 21'3/14' (7.16m x 6.48m)

Wooden floor, fitted with a range of wall and base units with work surface over, 1½ bowl sink unit with single drainer, Rangemaster cooing range with extractor fan over, plumbing for dishwasher, built-in microwave, archway to store area with space for American style fridge/freezer, wood burner on slabbed hearth.

**FREEZER ROOM**

10'8 x 7'10 (3.25m x 2.39m)

Window to rear.

**STORE ROOM**

12'3 x 8'7 (3.73m x 2.62m)

**INNER HALLWAY**

26'8 x 8'6 (8.13m x 2.59m)

Doors to:

**BOILER ROOM**

Under floor heating system.

**BEDROOM**

15'9 x 12' (4.80m x 3.66m)

French doors to rear, side half-glazed windows, panelled wooden floor, door to:

**DRESSING ROOM**

10'3 x 8'7 (3.12m x 2.62m)

Arch to:

**WET ROOM**

11'10 x 7'5 (3.61m x 2.26m)

Window to rear, tub bath with shower over, WC, wash hand basin.

**BATHROOM**

12' x 8'2 (3.66m x 2.49m)

Corner bath, wash hand basin set in vanity unit, WC, shower cubicle, tiled floor, tiled walls, chrome towel radiator.

**BEDROOM 1**

15'8 x 14'9 (4.78m x 4.50m)

Window to front.

**LOFT ROOM**

15'10 x 13'7 (4.83m x 4.14m)

**MEZZANINE FLOOR**

21'7 x 9'6 (6.58m x 2.90m)

**EXTERNALLY**

To the front is parking. To the rear is an enclosed garden with a decked balcony/patio area and a rear entrance granting access to further parking.

**SERVICES**

We are advised that mains electricity is

connected. Private drainage system. Water connection is available but not connected. Prospective purchasers may want to find out the cost of such connections before bidding at the auction.

## **AUCTION DATE & VENUE**

For Sale by Public Auction at Parc Y Scarlets, Llanelli on Wednesday, 18th July 2018 at 1pm (unless previously sold or withdrawn).

## **SOLICITORS**

Ungod Thomas & King  
The Quay  
Carmarthen  
SA31 3LN  
Contact: Mr Christian Kirby

## **VIEWING**

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From Carmarthen, travel through Johnstown passing the Queen Elizabeth School and leisure centre. Continue on through the village of Llangain and hostel. Continue on up the hill and at the divide in the road keep to the left. Continue on towards Pantyrathro Mansion and on approaching turn right. Following the sign for the hostel. Continue on for approximately 40 yards and the barn will be found on the right-hand side as identified by our John Francis For Sale board.



# The Old Gallery, Pantyrathro, Llangain, Carmarthen



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		54	9
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		66	29
		EU Directive 2002/91/EC	

**John.  
Francis**