



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 cooking 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

Ungoed 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

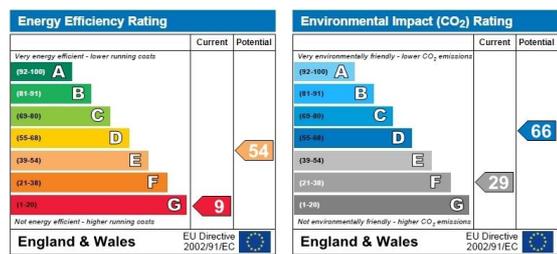
GENERAL NOTE

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.

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**John.
Francis**