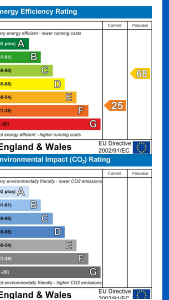


Halfway House Pontantwn, Kidwelly, Carmarthenshire, SA17 5HY

- DETACHED HOUSE WITH DEVELOPMENT POTENTIAL
- MODERN KITCHEN WITH UTILITY ROOM
- THREE BEDROOMS
- SET WITHIN APPROX 0.42 ACRES
- LPG GAS CENTRAL HEATING
- FORMER PUBLIC HOUSE
- TWO RECEPTION ROOMS
- COUNTRYSIDE VIEWS
- AMPLE OFF ROAD PARKING
- EPC RATING: F

Offers In Excess Of £300,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile

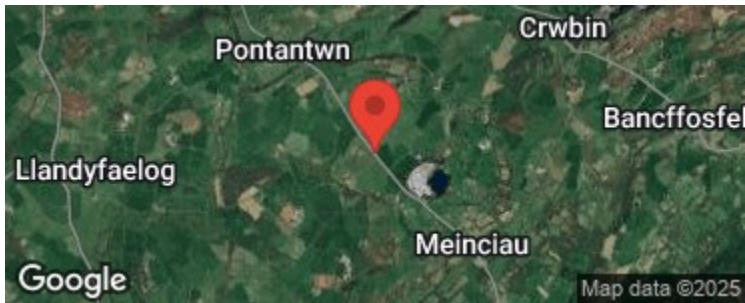




A brilliant opportunity to acquire a former public house, located on the outskirts of the rural village of Pontantwn, Kidwelly. Currently a family home, the property offers fantastic development potential or a great business opportunity. Set within approximately 0.42 of an acre, the property boasts far reaching countryside views. With potential for a one bedroom annex (subject to planning); the property offers versatile accommodation throughout, and is ideal for those looking for a multi-generational property. Viewing is highly recommended to appreciate all it has to offer!

Retaining some lovely character features throughout; including exposed stone and beams, there is an abundance of charm. The ground floor accommodation comprises; entrance porch, living room with feature stone fireplace with multi-fuel burner, formal dining room, and a modern kitchen with utility room and utility area. Downstairs also provides the ladies and gents toilets from the former public house, and a storage room. The first floor accommodates; a family bathroom with panelling and roll top bath tub, and three bedrooms. Enjoying views of the surrounding countryside, the property offers endless potential. The potential annex could become fully self contained unit, or ideal extra accommodation for when you have guests come to stay. It currently offers one bedroom, living room, and an unfinished shower room. The property benefits from UPVC double glazing and has LPG gas central heating.

Externally, the property is situated on the B4309, which naturally offers lots of passing trade, should someone wish to run a business from the property. Benefitting from ample space outside, with off road parking for several vehicles, and a lawned area/small paddock area. There is also a detached garage providing great storage or secure parking. A private low maintenance courtyard provides space for outside seating, great for dining al fresco during those summer months.



DIRECTIONS

From the Carmarthen, take the A484 towards Kidwelly. Passing through Cwmffrwd, bear left onto the B4309. Continue to follow road passing through Bancycapel and Pontantwn. The property will be located on the long straight on the right hand side. What/Three/Words:///comical.unwraps.received

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.