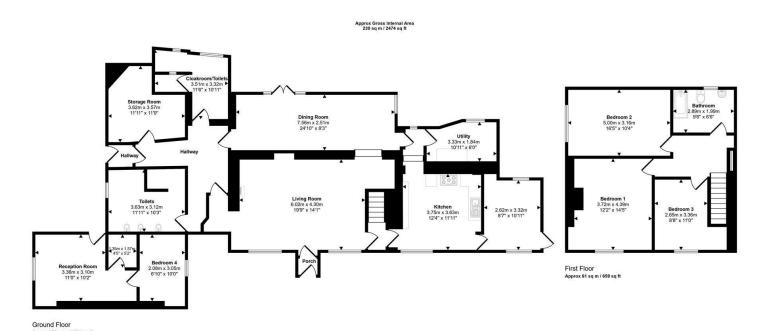






## 01267 236655 www.westwalesproperties.co.uk





VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'E'

**HEATING: LPG Gas** 

ref: IK/ LLE/ JUNE/ 25 TAKEONOK/LLE/20/06/25

## **FACEBOOK & TWITTER**

Be sure to follow us on Twitter: @ WWProps

https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT EMAIL: carmarthen@westwalesproperties.co.uk

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## Halfway House Pontantwn, Kidwelly, Carmarthenshire, SA17 5HY

- DETACHED HOUSE WITH DEVELOPMENT FORMER PUBLIC HOUSE **POTENTIAL**
- MODERN KITCHEN WITH UTILITY ROOM

Offers In Excess Of £300,000

- THREE BEDROOMS
- SET WITHIN APPROX 0.42 ACRES
- LPG GAS CENTRAL HEATING

- TWO RECEPTION ROOMS
- COUNTRYSIDE VIEWS
- AMPLE OFF ROAD PARKING
- EPC RATING: F



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The Agent that goes the Extra Mile



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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 thoughout; 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.