



**Pen Arthur  
Gwynfe  
Llangadog  
Carmarthenshire.**

Price **£425,000**



- A Substantial Residential Detached Property In A Secluded Location
- Historically Used As A School Activity Retreat
- 2 Reception Rooms, Kitchen, 6 Sleeping Rooms, Shower & Toilet Blocks
- Detached Flat & Drying Room Beneath
- Lawned Garden & Dutch Barn
- Picturesque Forestry Location In The Brecon Beacons National Park



Viewing: **01550 720 440**

Website: **www.ctf-uk.com**

Email: **llandoverly@ctf-uk.com**

**Important notice**  
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Professional Services**  
Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

**Money Laundering Regulations**  
As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

**General Description**

**EPC Rating: F27**

Tucked away in peaceful countryside surroundings, this property offers the perfect escape from everyday life. Surrounded by nature and complete with rustic character sitting in a secluded position within the Brecon Beacons National Park.

This substantial property has been used as a school activity centre and is sold including all equipment and beds.

## Pen Arthur, Gwynfe, Llangadog, Carmarthenshire.

### Property Description

Tucked away in peaceful countryside surroundings, this charming activity centre offers the perfect escape from everyday life. Surrounded by nature and complete with rustic character sitting in a secluded position within the Brecon Beacons National Park.

This substantial property has been used as a school activity centre and is sold including all equipment and beds.

The well maintained property offers a huge amount of potential to any purchaser. The original house comprises; kitchen, lounge, teaching room and 3 staff sleeping rooms to the first floor. The main entrance hallway leads to a more modern extension, with a student sleeping room and shower rooms to the ground floor and further sleeping quarters to the first floor. The 2 staircases provide separation of the property which could allow multi generational living.

Externally there is a self-contained stone-built annexe, which provides a further detached bedroom and en-suite with drying room beneath. To the side of the property is a lawned garden with parking and Dutch barn to the front. There is a further dilapidated stone building near the entrance driveway.

Located in the picturesque Pen Arthur forest the area around is particularly well endowed with wildlife and is ideal for bird watching, hill walking and other country pursuits in this beautiful area. The village of Llangadog lies approximately 4.5 miles away, with, newsagents/post office, butchers, mini-market, public houses & restaurants. The market town of Llandovery is located approximately 10 miles away and offering more comprehensive shopping facilities



### Living Room (16' 07" x 16' 07") or (5.05m x 5.05m)

With solid fuel log burner in a tiled surround with slate hearth and mantel over. Night storage heater. Flag stone flooring. Exposed beam. Stairs leading to first floor (Rooms 1,2 and 3). Steps leading to dining room.

### Kitchen (11' 11" x 11' 09" ) or (3.63m x 3.58m)

With commercial 6 ring gas hob and oven. Commercial double sink and drainer. Commercial microwave oven. Commercial worktops. Plumbing for washing machine. Door to rear.

### Dining Room (20' 03" x 16' 0" ) or (6.17m x 4.88m)

With part quarry tiled floor. Exposed beam. Night storage heater.

### First Floor

#### Landing

With linen store.

### Room 1. (8' 05" x 8' 0") or (2.57m x 2.44m)

With painted exposed beam and night storage heater.

### Room 2. (12' 01" x 8' 03") or (3.68m x 2.51m)

With exposed beam and night storage heater.

### Room 3. (13' 07" x 12' 02") or (4.14m x 3.71m)

With exposed beam and night storage heater. Fire exit.

The following rooms are accessed by the stairs in the main foyer.

### Room 4. (15' 10" x 15' 10") or (4.83m x 4.83m)

### Room 6. (15' 09" x 15' 03") or (4.80m x 4.65m)

With access hatch to roof space. Velux window. Night storage heater.

### En-Suite (16' 03" x 7' 06") or (4.95m x 2.29m)

With corner shower cubicle and electric shower heater. Panelled bath. Pedestal wash hand basin. Low level WC. Light and shaver point. Heated towel rail. Wall heater. Velux window. Access to roof space.

### Lower Ground Floor.

### Room 7. (15' 10" x 15' 0") or (4.83m x 4.57m)

With fire exit and night storage heater.

### Shower Room & WC (11' 06" x 11' 05") or (3.51m x 3.48m)

With 3 pedestal wash hand basins. 2 Shower cubicles and 2 toilet cubicles with low level WC's. Part tiled walls and tiled flooring. Night storage heater.

### Shower Room & WC (11' 02" x 10' 10") or (3.40m x 3.30m)

With 3 pedestal wash hand basins. 2 Shower cubicles and 2 toilet cubicles with low level WC's. Part tiled walls and tiled flooring. Night storage heater.

### Lower Hallway

With 2 storage rooms. Fire escape. Tiled floor. Night storage heater.

### Shower Room (10' 03" x 7' 06") or (3.12m x 2.29m)

With 3 shower cubicles in a fully tiled surround. 3 extractor fans. Tiled floor. Wall heater.

### Toilets & Showers (15' 10" x 15' 08" Max) or (4.83m x 4.78m Max)

A stone-built annexe comprising an en-suite double bedroom and storage room below. The double bedroom has exposed beams and 2 night storage heaters. Velux window. (Measurements are of the bedroom and include the En-Suite Shower Room with low level wc, pedestal wash hand basin and shower cubicle).

Beneath the bedroom is a useful storage area currently used as a drying/laundry room. With plumbing for washing machine. Night storage heater. Tiled floor.

### Storage Shed

Attached to the main property with water filtration system.

### Coal Shed

### Agents Note

The property is sold with all fixtures and fittings included in the sale.

### Services

With mains electricity, private water and drainage. LPG for cooking and immersion heater for hot water. All services have been tested including water and PAT testing.

### Broadband and Mobile phone

There is broadband and mobile signal in this location. Please check with your provider.

### Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

### Viewing

Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should

Annexe (20' 05" x 13' 01") or (6.22m x 3.97m)