



Ffynnon Non

- Former learning disabilities home, now closed
- Detached property with garden
- 4 bedrooms all with en-suite
- Possible alternative care use
- Residential dwelling potential, STPP
- Parking. EPC D

32 Beidr Non Llannon, Llanelli, SA14 6BA

Freehold: £295,000

Ref: 3470820



DESCRIPTION

This former learning disability home is positioned within a quiet cul de sac, enjoying an elevated position in a desirable semi rural setting. The property previously operated as a specialist learning disability home for younger adults and offers adaptable accommodation suitable for continued care use or alternative redevelopment subject to obtaining any necessary planning consents.

LOCATION

Llannon is a village located approximately 6 miles from Llanelli in the county of Carmarthenshire, offering a rural setting while remaining well connected to surrounding amenities. It benefits from good transport connections, including nearby bus stops and two train stations, which provide access to neighbouring towns and wider regions. Llannon also sits within easy reach of major road routes across Carmarthenshire and the Llanelli area. Access to the M4 is 5-6 miles via the B4306.

INTERNAL DETAILS

Ground floor

Reception, hallway, kitchen diner, one en suite bedroom, laundry, sensory room, bathroom.

First floor

3 en suite bedrooms, day space room, office, bathroom.

EXTERNAL DETAILS

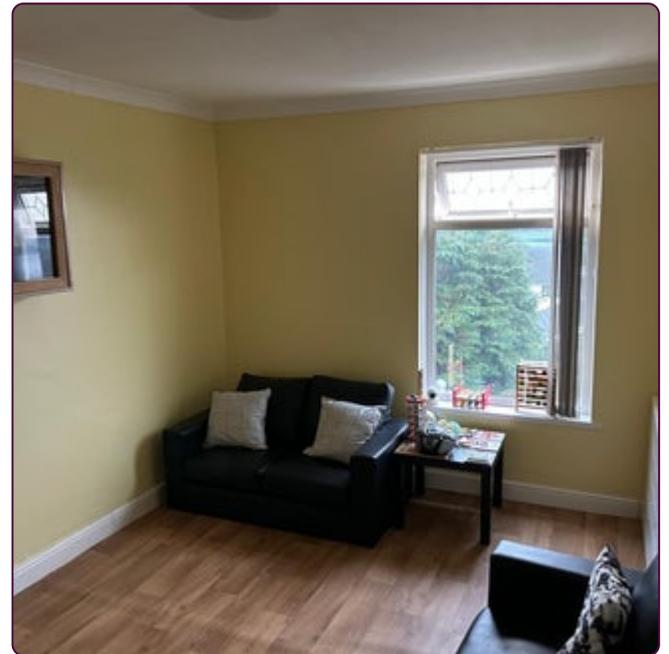
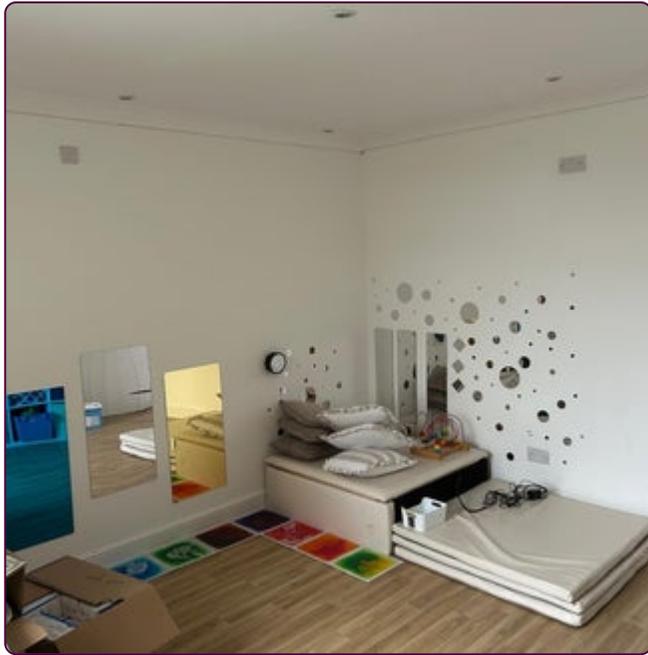
To the rear of the home is a large garden and patio area overlooking the neighbouring countryside. To the front there is parking for several vehicles.

THE OPPORTUNITY

Ffynnon Non offers an excellent opportunity to acquire a detached property with both care and residential potential (STP). Having previously operated as a registered learning disability service, the property could once again be utilised for regulated care provision, subject to CIW registration. Alternatively, it also has the flexibility to revert to a spacious family home, depending on requirements and the necessary planning consents. The property is being offered with vacant possession.

NB - The Buyer will, on completion of the sale, be required to enter into an election under Section 198 of the Capital Allowances Act apportioning £1.00 of the sale price to each of integral features and plant and machinery at the Property.

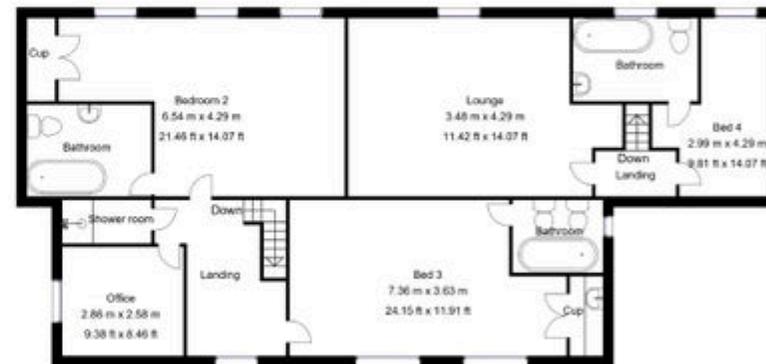




Ground Floor
126 Sq.m 1358.54 Sq.ft
Approx.



First Floor
123 Sq.m 1325.75 Sq.ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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