



## Plough and Harrow Henfwlch Road, Carmarthen, SA33 6AA

**Offers in the region of £179,950**

Originally reputed to date back to the 17th century with strong links to the 19th Century Rebecca Riots.

This country pub presents a unique opportunity for those looking to invest in a commercial property with great potential. Spanning a generous layout, the pub features two bars, a conservatory that doubles as a dining area, and a comfortable lounge area, all of which could create a warm and welcoming atmosphere for patrons.

Although the property is in need of updating, it offers a blank canvas for imaginative buyers to transform it into a thriving establishment. The inclusion of ladies' and gents' toilets, along with a cellar, ensures that the essential facilities are in place to support a busy pub environment.

Additionally, the property boasts a parking area, providing convenience for both customers and staff. This feature is particularly valuable in a location where accessibility can enhance footfall and overall business success.

With its prime location and ample space, this country pub is ripe for renovation and revitalisation. Whether you envision a traditional pub experience or a modern dining venue, the possibilities are endless. This is an exciting opportunity for entrepreneurs and investors alike to breathe new life into a beloved local establishment.

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

**ENTRANCE PORCH** 5'10" x 6'5" (1.80m x 1.96m )  
Approached via UPVC double glazed entrance door.  
Door leading in to the hallway with doors off to....

**CELLAR** 13'5" x 14'7" (4.10m x 4.46m)  
Fully equipped cellar, with shelving and exterior UPVC door to front.

## LADIES TOILETS

With tiled floor and walls, 2 cubicles and wash hand basin and UPVC double glazed window.

## GENTS TOILET

With tiled floor and walls, urinals, wash hand basin and toilet cubicle.

**BAR 1** 21'8"x 15'8" (6.62mx 4.80m)  
Equipped bar area with feature brick curved frontage, carpeted flooring, multi fuel stove, UPVC double glazed window to front, radiator and double doors opening into 2nd Bar. Door to lounge area

**BAR 2** 22'10" x 22'10" (6.98m x 6.97m)  
Fully equipped bar with feature stone frontage, 2 UPVC double glazed windows to rear, 2 radiators and carpeted flooring. Exposed beams to ceiling, door off to kitchen and wash-up/store room and UPVC double glazed French doors to conservatory.

**CONSERVATORY** 23'10" x 10'2" (7.27m x 3.10m)  
UPVC double glazed, tiled floor, radiator and UPVC double glazed doors to garden area.

**FORMER GAMES ROOM/LOUNGE AREA** 19'1" x 14'3" (5.82m x 4.36m)  
Wooden flooring, UPVC Double glazed window to front , radiator and UPVC Double glazed door to covered side yard. Stairs to first floor and access to kitchen. Fireplace with multi fuel stove(formerly serving the heating to private areas).

**KITCHEN** 14'10" max x 14'3" (4.54m max x 4.35m)  
With ultra vinyl flooring and doors to the cold storage area and wash up/storage room.

**COLD STORE/FREEZER ROOM** 11'5" x 8'2"  
(3.50m x 2.49m)  
With tiled flooring, UPVC double glazed window and UPVC double glazed exterior doors to front and rear

**WASH UP/STORAGE ROOM** 14'3" x 10'6" (4.35m x 3.21m)  
With ultra vinyl flooring, Storage cupboards and UPVC double glazed window.

## FIRST FLOOR

Landing with UPVC double glazed window and doors off to:

**BEDROOM 1 or LIVING ROOM** 14'2" x 11'3" (4.34m x 3.43m)  
UPVC Double glazed window, carpeted flooring and radiator

**BEDROOM 2** 8'1" x 12'4" (2.48m x 3.78)  
UPVC double glazed window to front and radiator, carpeted flooring.

**BEDROOM 3** 8'1" x 6'4" (2.48m x 1.94m)  
UPVC double glazed window to front, carpeted flooring and radiator

## BATHROOM

With panelled bath, wash hand basin and shower enclosure, radiator.

**SEPARATE WC** with wash hand basin and WC

## EXTERNALLY



Sloping garden laid to lawn and patio/seating area



## CAR PARK



Located the other side of the council road providing excellent parking for customers



## BUSINESS

Since 2004, it's has been owned by our clients, and let from September 2009 to tenants. It was closed in 2021, therefore there are no current trading accounts or licence held.

## RATES & COUNCIL TAX

Council Tax Band A

Due to the current condition of the premises it is not rated for business use.

## FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

## OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

## CONTACT NUMBERS

BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

Telephone Number 01267 240002

Out of Hours 07572310493

e mail [sales@bj.properties](mailto:sales@bj.properties)

## SERVICES

Mains water and electric. Private drainage

Please note there is no central heating boiler connected to the premises.

## EPC

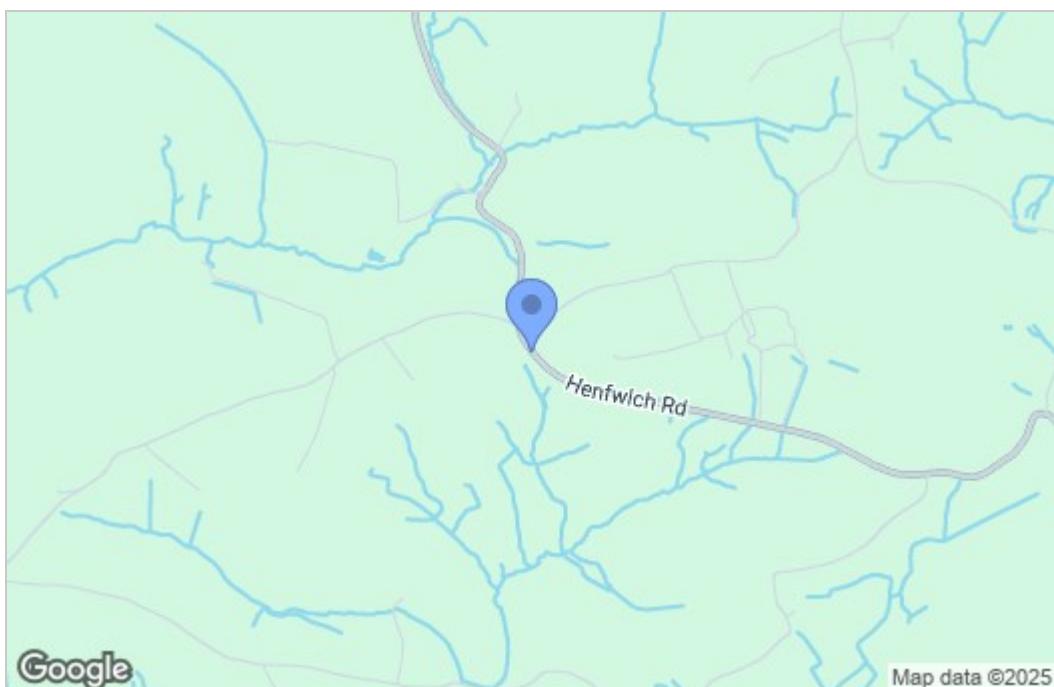
EPC RATING C-51 Copy available with the agents

## Floor Plan

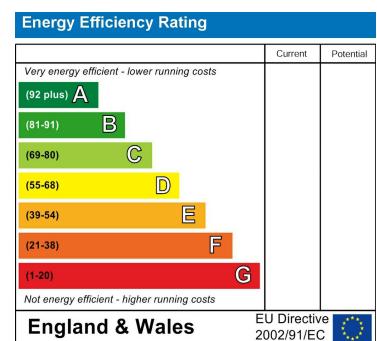


TOTAL FLOOR AREA : 2841 sq.ft. (263.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.