



## The Smallholding Centre

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## 6 Bed Detached House

Offers in Region of  
**£325,000**



## 1 & 2 Pant Glas, Unmarked Road Cwmhiraeth, Drefach Felindre, SA44 5XL

The Pantglas ensemble of properties is a very rare opportunity to acquire the former woollen mill and two houses that were built by David Lewis in around 1880 who later went onto build the Cambrian Mills (now the National Wool Museum). Set in superb mature grounds of just under half an acre there are three individual properties included in this sale, all being Grade 2 listed, the first being No 2 Pantglas which is a 3 bedroom semi detached house on 3 levels in good livable condition, No 1 Pantglas which is also a 2 bed semi detached house needing complete restoration, (there is an interlinking door (currently blocked off) between the two properties on both the ground and first floors). The Mill (to the rear of No 1 Pantglas) is a substantial 3 storey building with three large rooms on three floors requiring minor finishing and can be used as further accommodation. Also in the grounds is a detached stone outbuilding known as the Fulling Shed which, subject to any consents required could provide further accommodation. The scaffolding to the rear has been used to do some work around the chimney and will be removed shortly.

## Key Features

Three Properties Plus A 4th  
Outbuilding

Grade 2 Listed Historic Site

Former Woollen Mill With 2 Houses

Set In Just Under Half An Acre

Suit Multigenerational Living Or  
Income

One Of The Houses Needs A Lot Of  
Work

Massive Future Potential

No. 2 Pantglas Energy Rating: E



## Ground Floor

**2 Pant Glas - Accommodation** - In good livable condition throughout, heating for cottage is oil fired central heating. Jotel Woodburner in the sitting room, with entrance via timber glazed door into:

**Kitchen / Diner** - 20' 11" x 6' 9" (6.4m x 2.06m) With part-slate slab & tiled flooring, two windows to the front, a range of basic base kitchen units with 1.5 bowl sink/drain unit, tiled splash back, concealed spot-lighting, radiator, timber glazed door though to:

**Sitting Room** - 14' 1" x 16' 6" (4.3m x 5.03m) Again, with original slate slab flooring, wood-burning stove, window to rear, two radiators, under-stairs storage cupboard, door out to:

**Rear Hallway** - With door out to rear, staircase to first floor, radiator.

## First Floor

**First Floor** - Accessed via staircase in rear hallway and giving access to:

**Landing Area** - Giving access to all first floor rooms including:

**Bedroom 1** - 10' 2" x 10' 7" (3.12m x 3.25m) With window to rear, exposed stone walling, stair case up to attic room, exposed wooden floorboards, radiator.

**Bedroom 2** - 10' 5" x 10' 2" (3.2m x 3.12m) With window to rear, exposed wooden beams and floorboards, radiator.

**Bathroom** - With window to the front, panelled bath, low level flush WC, shower over bath, space and plumbing for washing machine, sink unit, exposed beams and floorboards.

**Bedroom 3** - 7' 4" x 12' 6" (2.26m x 3.83m) With window to the front, exposed wooden beams and floorboards, radiator.

## Second Floor

**Attic Room** - 15' 8" x 18' 5" (4.8m x 5.62m) Maximum dimensions.

With restricted headroom, Velux roof window, cupboard space to gable end wall, exposed floorboards.

## Exterior

**Fulling Shed** - 15' 2" x 34' 5" (4.63m x 10.5m) Internal dimensions.

Currently one large open storage space with a mezzanine storage area. There are five windows and a glazed roof area providing plenty of natural daylight. Perfect for use as a home office, workshop, hobby room or subject to any necessary consents, perhaps further accommodation. The Fulling Shed does not appear to have a Grade 2 listing on the building, however it is in the curtilage of the grade 2 listed property and therefore listed building permission may be required to change the building. There is water and electricity supply to the building.

**The Mill - History** - Attached to No 1 Pantglas (with separate title deed to No 2 Pantglas - see attached land plan showing both titles)



Mature Gardens & Fruit Trees



Front View Of No 2 Pantglas



No 2 Pantglas Kitchen



No 2 Pantglas Kitchen - View 2



This building used to be the factory block in the 19th Century and in the 1920's was converted from a factory into a dwelling, later nicknamed The Deri from the time it was derelict after a fire in the 1960's and now a limecrete floor has been laid with reclaimed floor tiles together with new joists overlaid with reclaimed floorboards, outside the front and side walls have been repointed in lime.

The Mill was renovated from 2015 onwards by the previous owner and there is Listed Building Consent for oil fired central heating and hot water. It was adapted for residential use after wool production finished in 1922. Its residential status is for residential use in its own right.

Entrance via stable door into:

**Lounge Area - 14' 9" x 26' 0" (4.5m x 7.95m)** into recess.

One large room with tiled flooring, two windows to the front and rear, temporary staircase to first floor, heating for mill is a 12kw Woodburning stove only.

modern exposed ceiling beams, leads into:

**Bathroom -** With panelled bath with shower over, low level flush WC, pedestal wash hand basin, window to the front, tiled flooring, part-tiled walls.

**First Floor -** Accessed via the temporary staircase and giving access to:

**Home Office / Other - 15' 3" x 20' 0" (4.65m x 6.1m)** With 6 windows providing plenty of natural daylight, modern exposed beams, ladder staircase to:

**Second Floor Attic Room - 14' 10" x 26' 1" (4.54m x 7.96m)** One large room with two windows on the gable end and a roof window, vaulted ceilings, scope for many uses.

**1 Pant Glas - Accommodation -** Needing complete restoration throughout the property is Grade 2 listed.  
Entrance via solid timber door into:

**Entrance Hall -** With slate flagstone flooring, new staircase required to access first floor, door into:

**Living Room - 16' 0" x 10' 5" (4.9m x 3.19m)** With dual aspect windows, timber floor, cast iron Victorian fireplace with timber surround, built-in decorative display cupboard.

**Kitchen / Dining Room - 16' 1" x 12' 7" (4.92m x 3.84m)** Maximum dimensions.

Again with slate flagstone flooring, antique cast iron range, storage cupboards to either side, windows to the front and rear, doorway through to No. 2 Pant Glas with steps leading down.

**First Floor -** Accessed via staircase in entrance hall and giving access to:

**Landing Area -** With exposed stone walling, picture window to rear, small access to loft space.

**Bedroom 1 - 15' 11" x 14' 0" (4.87m x 4.27m)** Maximum dimensions.

A slight "L" shaped room with dual aspect windows, exposed timber floorboards, 2 storage cupboards, blocked-off fireplace.



No 2 Pantglas Lounge



No 2 Pantglas Lounge - View 2



No 2 Pantglas Bedroom 1



No 2 Pantglas Bedroom 2

**Bedroom 2 - 16' 0" x 10' 5" (4.9m x 3.19m)** With dual aspect windows, exposed timber floorboards, blocked-off fireplace.

**Study / Potential Bathroom - 8' 11" x 6' 2" (2.74m x 1.89m)** With window to the front. There is currently no bathroom in this property so this room may well be suited to install a bathroom (subject to any necessary consents).

**Externally** - To the front of 1 & 2 Pant Glas there is a walled and railed forecourt area with flagstone paths leading to each front door. To the right of No. 1, there is a 10/11 metre wide lawned garden which could provide off-road parking or a garage (subject to any necessary consents). To the rear is a good sized garden area which leads to the stream at the bottom of the garden.

**General Information** - The Fulling Shed

A wonderful building for storage purposes with a lovely original cobbled floor. This is where the woven cloth produced by the weavers in the factory block was washed. Originally a leat (small canal) from further up the stream ran through the end of this building to work the machines, and the archways where it ran in and out are still visible on both front and rear exterior walls.

This leat also ran on to David Lewis's brother's factory at Frondeg next door and the two factories shared its maintenance. In the 1980's this building became a pottery workshop and a kiln was built here. There is electricity and water provided, although the water pipe to the interior has been capped because it is no longer needed.

**Outbuildings**

There is the original Ty Bach with inlet arches from the leat and out into the stream. This is now mainly used to store wood. There is also a fabulous large free-standing woodshed made with oak uprights, and there are other wood storage shelves against one of the gable ends of the fulling shed.

**The garden**

There are wild areas of planting and more formal areas. The wilder areas are near to the river and are planted with different species of wild roses, geraniums and meadowsweet as well as elder and dogwood.

There are two apple trees near to the house and a gooseberry bush. Next to the fence alongside the oil tank are young amelanchier trees and, opposite, a heavenly scented rugosa rose. The enormous beech tree next to the iron gates towards the stream provides welcome shade on hot summer days.

The driveway provides parking for 2 cars.

The cottage (Ty Gaeaf) by the driveway is in separate ownership. It was originally Pantglas's cart-house.

**More General Information** - Although currently configured and registered with local authority as two independent homes, 1 and 2 Pant Glas have blocked-off inter-connecting doors on 2 storeys which mean that they could be made into one large house if permission is sought from the local authority.

No 1 Pant Glas has 2 large bedrooms. One of them is very large with windows on each side and so could be made into two bedrooms. So that house could be 3 bed.

No 2 Pant Glas has oil fired central heating.

No 1 Pant Glas retains many of the original features - panelled doors, fireplaces, built-in victorian cupboards.

Our client advises that making additional parking spaces for 1 Pant Glas would not require Planning permission as it is on an Unclassified road. However it may require Listed Building permission, but this is a grey area according to a Planning Consultant that our client talked to (Richard Banks in Crosshands).

**General Information** - Viewings: Strictly by appointment via the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

Tenure: Freehold

Services: Mains Water To both properties

Drainage: For the Mill and the cottage (2 Pant Glas) is to a septic tank on the property of 2 Pant Glas. The derelict 1 Pant Glas is currently not connected to the drainage system. But pipework runs past the back of the house. The septic tank is a large 3 chamber tank shared with the

neighbouring property Ty Geaeth.

The neighbouring property Ty Geaeth is being renovated by the local owners and will be occupied from Sept by their son.

A Bat survey has been carried out in spring of 2025 so that listing building consent can be obtained to renew the roof on the No 1 Pant Glas. Our client is awaiting the results of the bat survey as of August 2025..

There is mains electricity to all properties

Our vendor advised that there is fibre broadband to the property (subject to any contracts between purchaser/supplier)

Council tax: Band C, Carmarthenshire County Council.

**Directions** - From Newcastle Emlyn, take the A484 towards Carmarthen for a short distance until you reach the village of Pentrecagal. Take the first right turn signposted Drefach Felindre. Follow this road through Waungilwen and as you come into Drefach Felindre take the right hand turning just before the church. Follow this road into Cwmhiraeth, as you start to drop downhill you will pass a small right hand turning, keep going and 1 & 2 Pant Glas are the 2 semis (one rendered, one stone) on the right-hand side.

Google Co-ordinates: 52.01496589432054, -4.420860071713634

What3words: ///whisk.wooden.payback





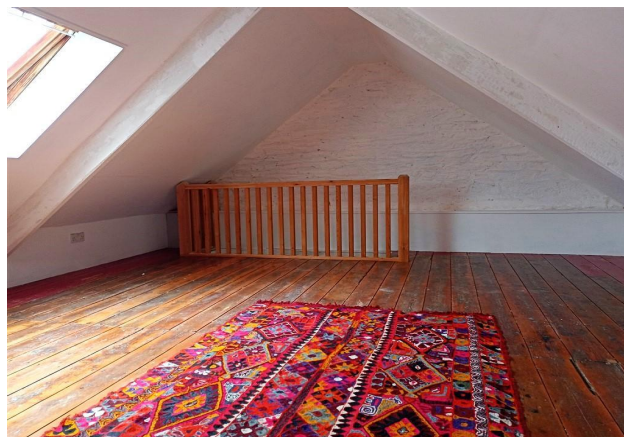
No 2 Pantglas Bathroom



No 2 Pantglas Bedroom 3



No 2 Pantglas Attic Room



No 2 Pantglas Attic Room - View 2



No 2 Pantglas Attic Room View



Rear View Of No 2 Pant Glas



Front View Of The Mill



View Of No 1 Pantglas And Mill





Ground Floor Of The Mill



The Mill Bathroom



First Floor Of The Mill



First Floor Of The Mill - View 2



Second Floor Of The Mill



Another View

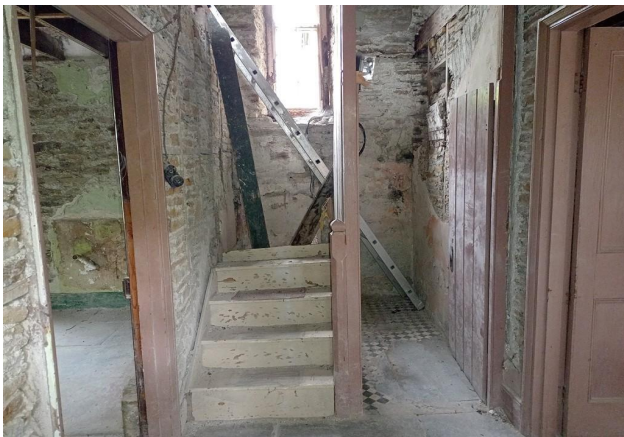


No 1 Pantglas Front View



Front Garden And View From No 1 Pantglas





No 1 Pantglas Staircase-Needs Replacing



No 1 Pantglas Kitchen / Diner



No 1 Pantglas Kitchen / Diner -View 2



No 1 Pantglas Sitting Room



No 1 Pantglas First Floor



No 1 Pantglas First Floor



No 1 Pantglas First Floor

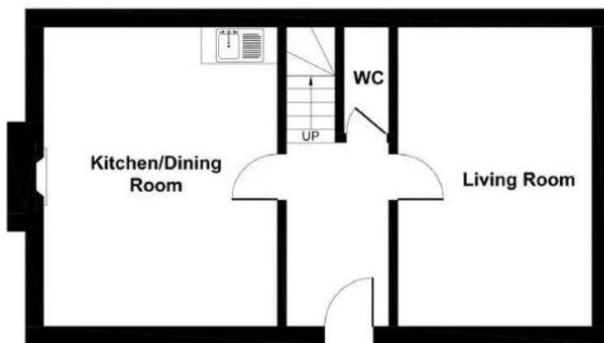
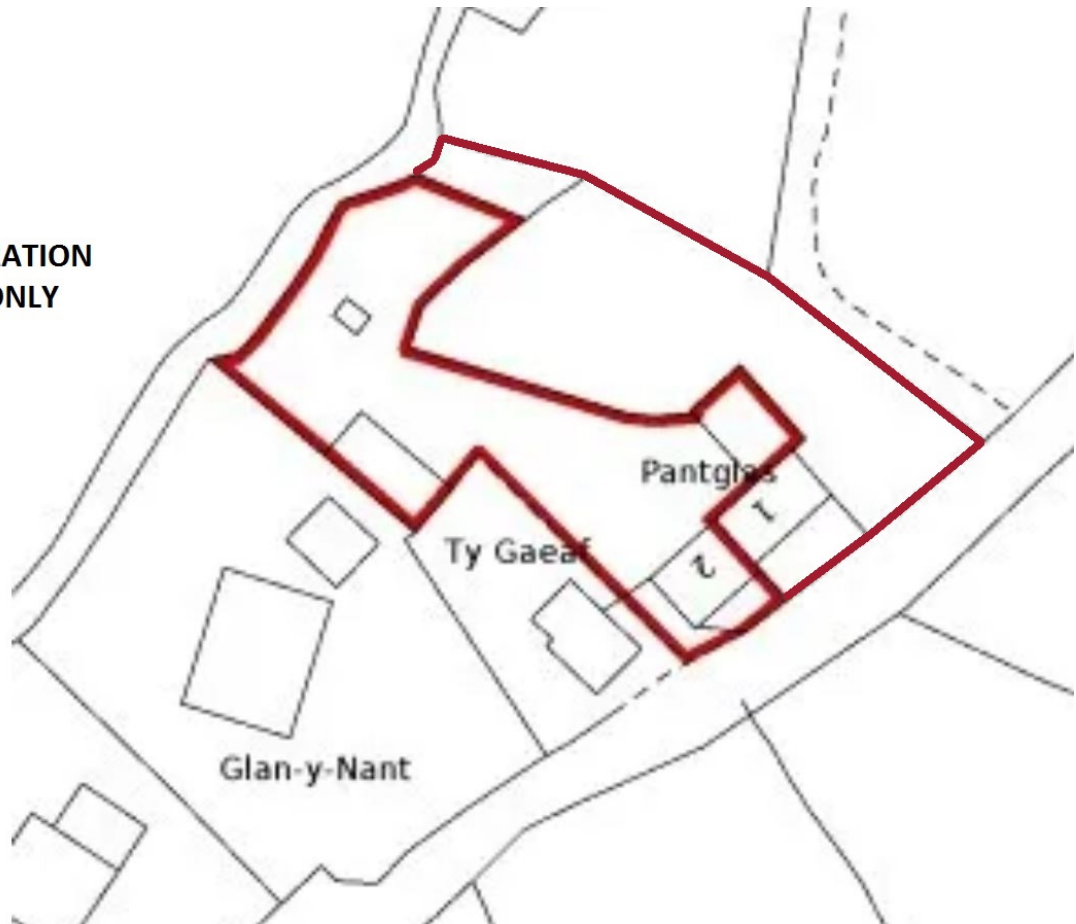


No 1 Pantglas First Floor

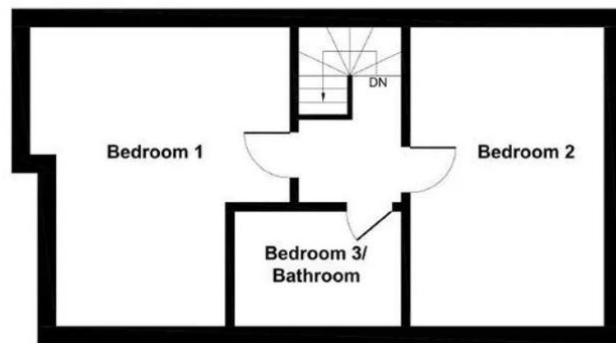


## Floorplans

FOR ILLUSTRATION  
PURPOSES ONLY



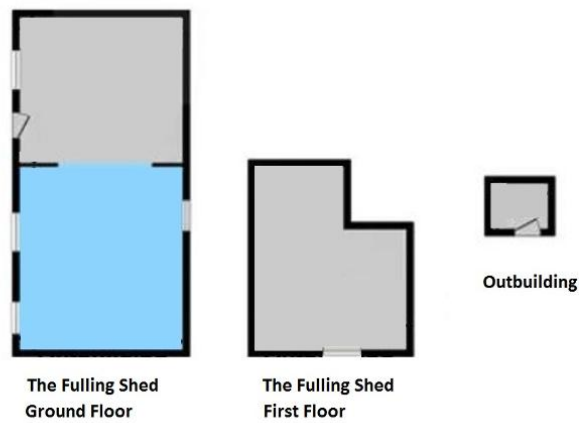
Ground Floor



First Floor

### 1 Pant Glas





## Energy Efficiency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 48 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |