

Regulated by:



Since 1989

A prominent Town Centre position. A refurbished and popular Public House with 2 bedroomed Owners accommodation. Llanybydder, West Wales



Tanygraig Inn, Llanybydder, Carmarthenshire. SA40 9XS.

REF: C/2212/LD

£269,950

*** A prominent centre of Town position *** A refurbished and well presented Public House (Free House)
*** A popular establishment with good local trade *** 2 bedroomed Owners accommodation (Flat) ***
Newly created terraced beer garden *** An Oak bar with traditional main bar and pool room *** South
facing outdoor bar and BBQ area

*** Fixtures and fittings included - Business set up and ready to go *** Catering kitchen and external access
cellar room *** Oil fired central heating, Broadband available and Wi-Fi CCTV system in place *** Newly
refurbished w.c.'s

*** Enjoying fantastic views over the Town and Teifi Valley *** Convenient centre of Village - Close to
everyday amenities *** Looking for an investment or searching for your own business - This is all set up and
ready to go *** For more information contact the Sole Selling Agents today



LOCATION

The property is well located in the main thoroughfare of the popular Teifi Valley Market Town of Llanbydder offering a good range of local facilities including Doctors Surgery, Chemist, Primary School, Shops, Post Office, Restaurants and Places of Worship, 5 miles distance from the University Town of Lampeter and within easy driving distance to the County Town and Administrative Centre of Carmarthen, to the South, with access to the M4 Motorway and National Rail Networks.

GENERAL DESCRIPTION



Tanygraig Inn offers potential Buyers an opportunity to acquire a well established and popular Public House enjoying a prominent centre of Town position with good local trade. The property has undergone refurbishment over recent times and now offers a traditional Public House with pool room and 2 bedroomed Owners accommodation above.

Externally it has a newly created terraced beer garden area, being South facing, and offering ample seating and outdoor entertaining area, all of which enjoying fantastic views over the surrounding Teifi Valley.

A business opportunity not to be missed. The property will be sold with all fixtures and fittings included. This is a business ready to go. Contact the Sole Selling Agents today to view.

MAIN BAR

35' 9" x 12' 7" (10.90m x 3.84m). With an oak fitted front and rear bar area with a triple fridge, single glass freezer, Glasswasher and AirRack glass dryer, electronic till, fully functioning CCTV system, characterful bar area with a traditional stone fireplace housing the oil fired stove running all domestic systems within the property, UPVC front entrance door, door though to the pool room.



MAIN BAR (SECOND IMAGE)



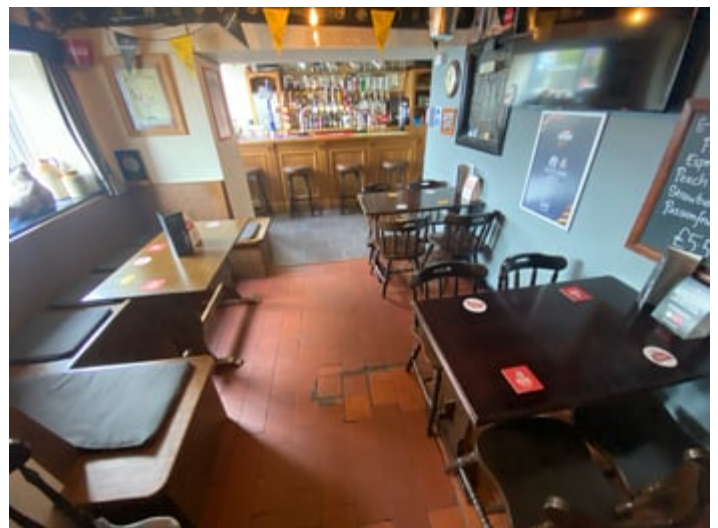
MAIR BAR (THIRD IMAGE)



MAIN BAR (FOURTH IMAGE)



MAIN BAR (FIFTH IMAGE)



POOL ROOM

14' 4" x 12' 5" (4.37m x 3.78m). With feature stone open fireplace, quarry tiled flooring, feature beamed ceiling, radiator, UPVC door to rear yard with access to steps to terraced bar area and stone built store room.



CATERING KITCHEN

12' 9" x 5' 7" (3.89m x 1.70m). With a range of stainless steel equipment including a 6 burner gas range, LPG charrill, extractor hood over, separate undercounter fridge and freezer, 6 pot wet Bain Marie, side entrance door leading to the cellar.



INNER HALLWAY

With rear entrance doorway.

LADIES/DISABLED W.C.

Newly completed to a high standard with low level flush w.c., pedestal wash hand basin.



GENTS W.C.

Newly completed to a high standard with low level flush w.c., pedestal wash hand basin, separate urinals.



GENTS W.C. (SECOND IMAGE)



CELLAR ROOM

21' 7" x 3' 5" (6.58m x 1.04m). With direct access from the front, with cellar cooler (fitted in July 2022).

FIRST FLOOR

LANDING AREA

Having a staircase leading from a locked door from the pool room.

BEDROOM 1

14' 5" x 12' 7" (4.39m x 3.84m). With double aspect windows over the store area and beer garden, radiator.

**BEDROOM 2**

12' 3" x 8' 4" (3.73m x 2.54m). With two windows to the front, radiator.

BATHROOM

12' 5" x 10' 3" (3.78m x 3.12m). Having a stylish 4 piece suite comprising of a walk-in shower unit, panelled bath, low level flush w.c., pedestal wash hand basin, radiator, airing cupboard housing the hot water cylinder and immersion, tiled flooring.

**LIVING ROOM**

14' 1" x 11' 8" (4.29m x 3.56m). With radiator, TV. point.

**KITCHEN**

15' 1" x 8' 5" (4.60m x 2.57m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, space for electric cooker, space for upright fridge, tumble dryer and dishwasher, plumbing and space for automatic washing machine, Velux roof window.

**EXTERNALLY****STORE ROOM**

11' 2" x 7' 9" (3.40m x 2.36m). With power and lighting.

TERRACED BAR AREA

Newly created and landscaped offering fantastic South facing garden area, being terraced, having ample outdoor seating and entertaining area, and enjoying fantastic views over the surrounding Teifi Valley and the Town of Llanybydder.



TERRACED BAR AREA (SECOND IMAGE)



TERRACED BAR AREA (THIRD IMAGE)



OUTSIDE BAR

Newly created, being connected to the existing cellar system, with a glass washer, fridge, stainless steel sink and power and lighting.



FRONT BEER GARDEN AREA

To the front of the Public House lies a further outdoor area.

VIEW FROM BEER GARDEN



AGENT'S COMMENTS

A popular and well positioned Public House offering great business potential.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the flat - 'B'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, LPG for cooking in commercial kitchen, double glazing, telephone subject to B.T. transfer regulations, Broadband available, CCTV system in place, ADT monitored alarm.

Directions

From our Lampeter Office take the A485 road to Llanybydder, turning right on the square down towards Cawdor Cars (located on your right hand side). Continue down the hill and Tanygraig Inn Public House will be located thereafter on your left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy performance certificate (EPC)

Tanygraig Inn
LLANYBYDDER
SA40 9XS

Energy rating

E

Valid until: **3 August 2033**

Certificate number: **8647-5213-5158-4609-1019**

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

154 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

