

*Popular community country premises with excellent diversification potential. Talgarreg. 15 minutes Cardigan Bay coastline at New Quay. West Wales.*



**Glanyrafon Arms Talgarreg, Llandysul, Ceredigion. SA44 4ER.**

**£395,000**

**C/2305/RD**

**\*\* Popular community public house and accommodation \*\* Widely recognised popular village public house \*\* Substantial detached premises set within large plot with extensive main road frontage \*\* Large car parking area and grounds to rear \*\* Function room with covers for 65+ persons \*\* A village freehold freehouse of immense possibilities \*\* Ideal for home with an income \*\* Ideal licensed restaurant, café, tea rooms, country guest house etc \*\* Airbnb potential \*\* Fully refurbished accommodation across 1st floor \*\* Excellent trading potential \*\***

The property is set within the village of Talgarreg some 15 minutes drive inland from the Cardigan Bay coastline at New Quay. A busy tourist route within this picturesque Clettwr Valley. Convenient to the major marketing and amenity centres of the area, 40 minutes drive from Carmarthen and the link road to the M4 motorway.



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## GENERAL

The Glanyrafon Arms is exceptionally busy Welsh country pub being recently modernised by the owners and greatly respected within the local community and further afield.

The business enjoys a steady custom from the local community and the wider community as well as tourism customers. In recent times the property has been subject to a refurbishment program, particularly on the 1st floor with modern accommodation provided, useful for Airbnb, apartments to let out, managers accommodation with good prospects for financial return. More recently, since October 2023, turnover has exceeded £120,000 + VAT for that period. More recent investments in the bar and restaurant areas include Sky multiroom which has been set up with deals in place with Sky for discounted Sky options.

The brewery has recently completed an upgrade of cellar, Main bar and function room bar, this is an upgrade that would benefit new owners for upwards of 20 years, the upgrade includes new pumps, pipes, branding, coolers and all integrated bar systems.

There is now an extra line allowing for 6 products and a separate Guinness pump. Both bars are now completely independent of each other and have their own coolers and systems. Both bars now also have Britvic dispensers allowing for a greater range of soft drinks at a cost-effective price.

The original pub is believed to have been built in the late 1800's with a rear extension constructed in 1970. The property has retained a wealth of original character features and offers more particularly as follows:

### Main Bar Area

22' 3" x 14' 6" (6.78m x 4.42m) With front entrance porch leading into a character room with exposed ceiling beams, quarry tiled flooring, full length bar servery, side area with space for pool table, TV point and seating areas.







### Games Room/Darts Room

14' 6" x 14' 4" (4.42m x 4.37m) - Situated Off the main bar, again with quarry tiled floor and front aspect window, exposed ceiling beams, bar servery.



### Lounge Bar

14' 0" x 12' 0" (4.27m x 3.66m) with quarry tiled floor, bar servery, fireplace housing a clear view multi fuel stove, front aspect window. Door through to Toilet Facilities and large well laid out Beer Cellar.





### Main Side Entrance Hall

With double doors and all level for disabled access.



### Ladies and Gents Toilets



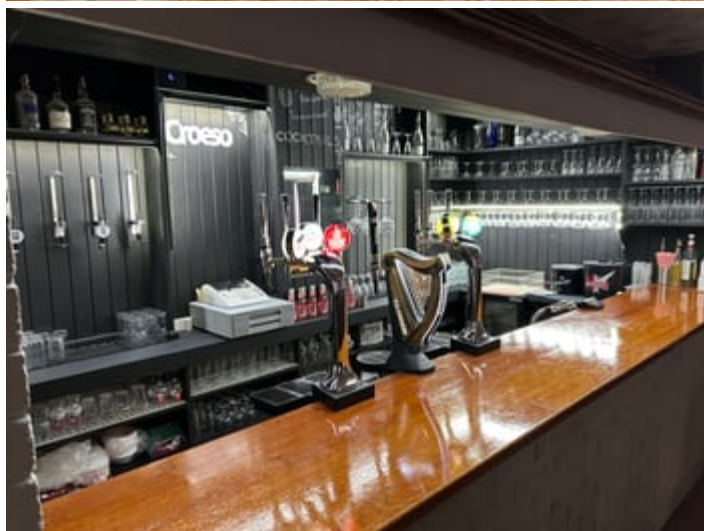
### Function Room

27' 5" x 27' 5" (8.36m x 8.36m) with covers for 65+, a light and 'airy' room with 6 windows at side and rear and all on one floor level, recently redecorated function room and bar area, Bar has had a brewery refit with new beers pumps and its own cooling system, the function room bar has also had a britvic dispenser added for a range of soft drinks.

As well as a function room it can be used for darts



competitions with a 4 board set up and integrated scoring system and there is the space and fittings for a 2nd pool table.



### Inner Hallway

### Kitchen

17' 5" x 11' 9" (5.31m x 3.58m) with quarry tiled flooring, 2 rear aspect windows, inset double drainer sink unit, range of appliances which includes a 6 ring LPG gas hob, gas oven, commercial hood extractor fan system, Valentines deep fat fryers, industrial dish washer, microwaves, stainless steel tables etc., new electric table fan oven, flat grill, upgraded hygiene system.







### Beer Cellar

21' 7" x 8' 0" (6.58m x 2.44m) includes ice maker, cellar chilling, shelving, plumbing for washing machine and double doors to yard for ease of deliveries, new ceiling, freestanding fridge.

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### **Office/Front Lounge/Potential Bedroom**

14' 10" x 11' 10" (4.52m x 3.61m) currently used as an office with 2 rear aspect windows, stone feature fireplace.

## **FIRST FLOOR**

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Upgraded to provide improved bedroom accommodation with focus on Airbnb suites.

### **Full Length Landing**

With external fire escape.

### **WC**

WC, single wash hand basin, side window.

## **APARTMENT 1**

### **Inner Hallway**

Recently renovated and decorated with new carpet and fire doors. Access to Loft, access to:



### **Bathroom**

8' 2" x 6' 9" (2.49m x 2.06m) modern white suite including 1600mm corner shower with side glass panel, WC, single wash hand basin, radiator, side window, tile effect vinyl

flooring. It has been recently redecorated and had a new window fitted.

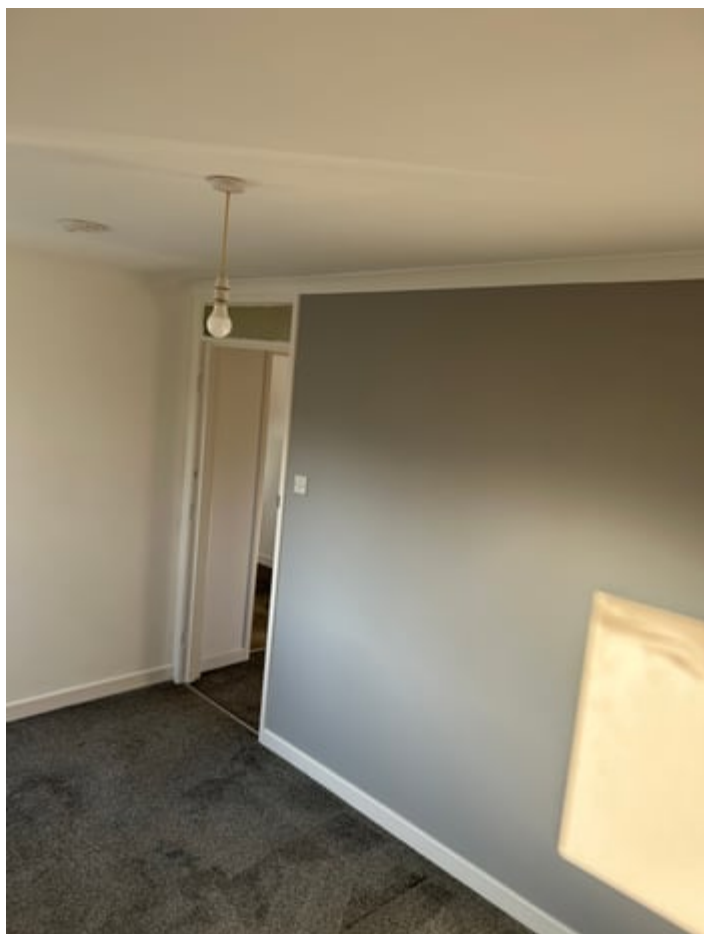






### Office/Bedroom/Lounge

8' 2" x 10' 7" (2.49m x 3.23m) window to rear, multiple sockets, radiator. It has been recently redecorated and had a window newly fitted.



### Bedroom 1

11' 8" x 14' 7" (3.56m x 4.45m) double bedroom, newly fitted window to rear, multiple sockets, radiator.

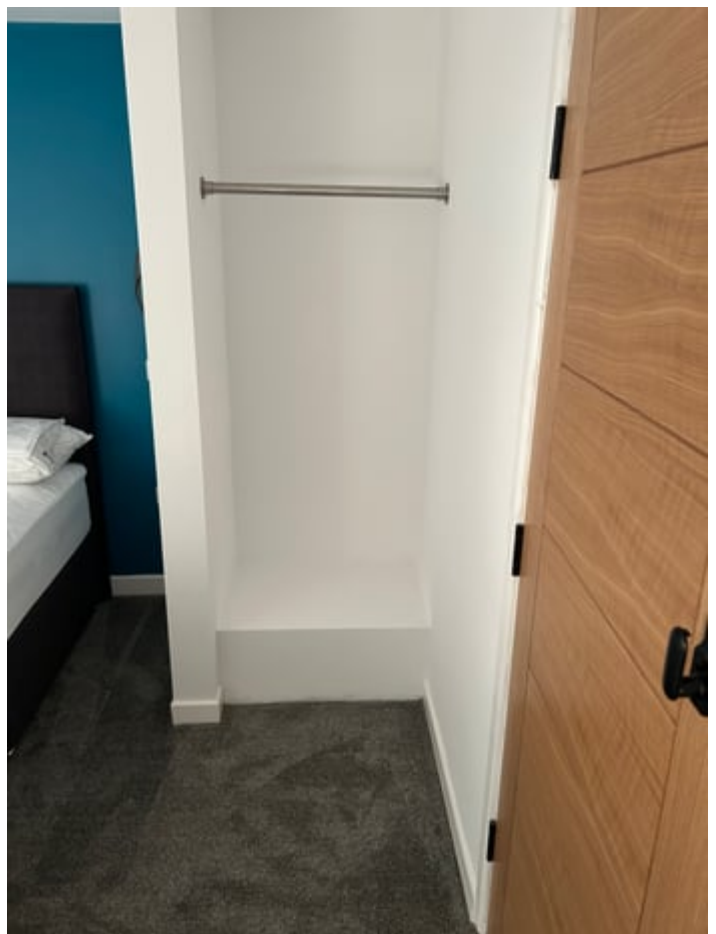
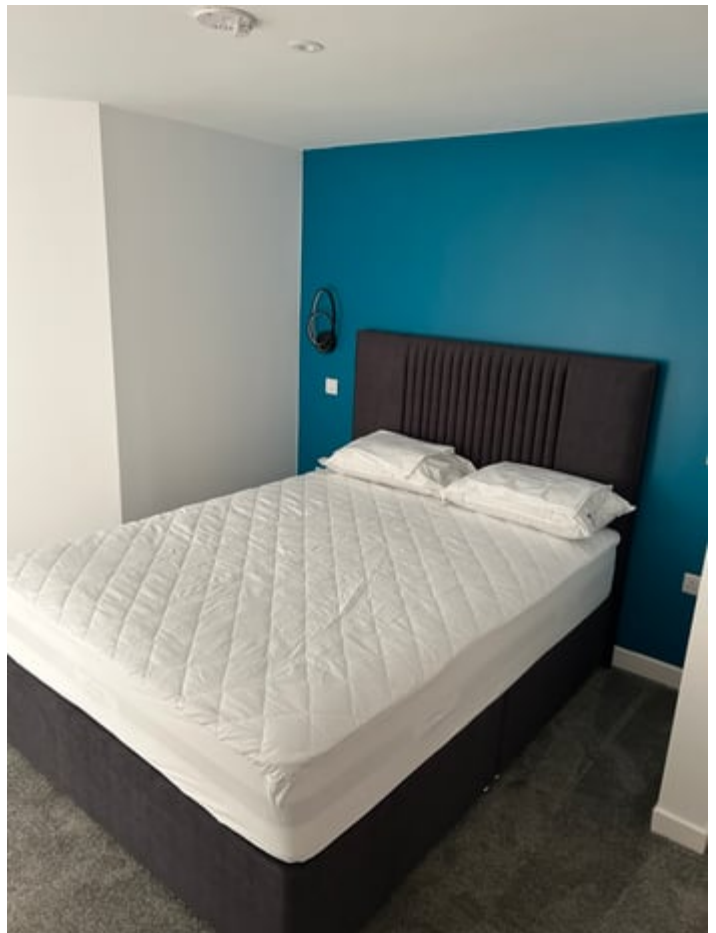




## HOTEL

### Bedroom 1

7' 5" x 11' 9" (2.26m x 3.58m) recently refurbished double bedroom with new carpets, newly fitted rear window, multiple sockets, with a Smart TV.



### En-Suite

6' 7" x 6' 1" (2.01m x 1.85m) newly installed corner enclosed shower, WC, single wash hand basin, rear window.





### Front Bedroom 2

8' 9" x 13' 8" (2.67m x 4.17m) double bedroom, window to front, vanity unit, TV point. This room is currently being renovated, recently replastered and painted, new floor

fitted and will be another en-suite bedroom

### Front Bedroom 3

11' 7" x 14' 4" (3.53m x 4.37m) double bedroom, window to front, multiple sockets. This is currently being renovated, recently replastered and painted and new floor fitted

### Front Bedroom 4

14' 4" x 14' 10" (4.37m x 4.52m) double bedroom, 2 x window to front, multiple sockets, radiator.



### Landing

### Bathroom

Part tiled with coloured suite provides bath, single wash hand basin, toilet, tiled shower cubicle, extractor fan (please note that this is to be upgraded shortly).

### Upstairs Stock Room/Store Room

11' 2" x 14' 7" (3.40m x 4.45m) with side airing cupboard and water tank, recently redecorated with new carpets.





### Bedroom 5

14' 5" x 9' 5" (4.39m x 2.87m) with TV point, front aspect window.

## EXTERNALLY

### To the Front

Extensive street frontage.



### To the Side

A wide tarmacadamed driveway leads through to -



### Rear Spacious Level Parking Area

Outside lights around the pub and in the carpark have been updated and now all work.





### **Side Lawned Beer Garden**

### **Useful Multi Purpose Building/Garage**

40' 0" x 18' 0" (12.19m x 5.49m) incorporates a Store Shed and a Stable with sliding door to front. The garage has recently had the electrics and power points upgraded

### **MONEY LAUNDERING REGULATIONS**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### **Services**

Services - mains water, electricity and drainage. Oil fired central heating.

Council Rates - £152 per calendar month.

Exempt from business rates.

Internet is now full fibre and we currently have speeds in excess of 900Mbps, the internet is now accessible throughout the whole pub and in the garage.

Tenure - Freehold.



## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** Allocated. Communal. Off Street. Private. Rear. Residents.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

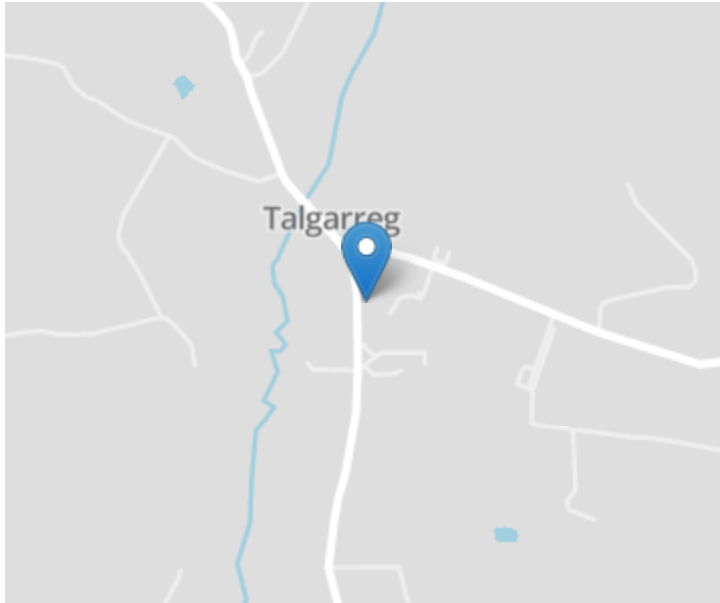
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

Travelling on the main A487 coast road from Aberaeron South West towards Cardigan. Proceed to the village of Synod Inn. At Synod Inn turn left and then immediately left onto the B4338 Talgarreg road. Follow the course of the road to the village of Talgarreg and you will see the property on the right hand side as you enter the village.

### Energy Performance Asset Rating

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

**87** This is how energy efficient the building is

For further information or to arrange a viewing on this property please contact :

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