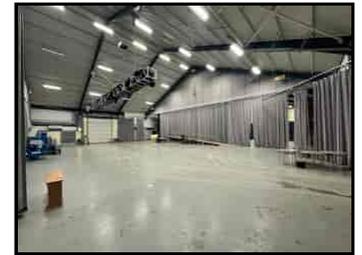


*Impressive commercial/mixed use property offering 2,400 sq m pavilion set within 7.3 acres of parking, garden allotments and agricultural land. Pontrhydfendigaid Near Tregaron/Aberystwyth - West Wales.*



**Pafliwn Bont, Pontrhydfendigaid, Ystrad Meurig, Ceredigion. SY25 6BB.**

**£350,000**

**REF C/2393/RD**

**\*\*Unique opportunity to secure one of the largest commercial venues within the West Wales region\*\*2,400 sq m (24,000 sq ft) pavilion\*\*Excellent level of modern event technology\*\*Capacity for 2,000 + people\*\*Parking provision for over 200 cars\*\*Set within 7.3 acres of agricultural land, parking and allotment garden space\*\*Walking distance to village amenities\*\*Located along a busy county road\*\*Potential for an array of different uses - commercial, entertainment, business/manufacturing, storage etc\*\*An important community asset\*\*Huge potential for diversification and also dividing the building\*\*A property of regional significance, once in a generation offering - THAT CANNOT BE MISSED! \*\***

The property is situated within the rural village of Pontrhydfendigaid, some 10 minutes drive north of the Market town of Tregaron. The village offers primary school, places of worship, public house and shop / post office, regular bus services to Tregaron and Aberystwyth. The village of Tregaron offers a wider range of high street offerings including community primary and secondary schooling, hotels and a good level of day to day services. The university town of Aberystwyth is less than 30 minutes drive of the property offering a wider range of services including Welsh Government Local Authority regional headquarters, Network rail connections, retail parks, employment opportunities, regional hospital and excellent public transport connectivity.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GENERAL

An unique and rare opportunity within the West Wales region to secure such a large commercial premises that has historically been used as Neuadd Pantyfedwen Eisteddfod headquarters.

The building has been used over recent years for regional and national events and has played an important role in Ceredigion's leading community programmes with the flexibility of the building space being a notable feature.

The building is considered to have excellent diversification potential for commercial led uses or continuing as an outstanding community venue.

Any planning permission enquiries should be directed towards Ceredigion County Council Tel 01545 570 881.

Following fire damage in the early 2000's the venue was re-built as a multi purpose hall/arena and re-opened in its current form in 2006.

The capacity of the venue is for 2,000 people in seating and standing form.

The building is of block construction under a slated sheeted roof with side paneling.

The property also benefits from commercial roller doors access with the ability for HGV access into the property.

The property is set within 7.3 acres of parking gravelled area, agricultural land and community allotment space.

Access to the property is via a council road which serves an adjoining community centre and the village recreation ground.

All in all an unique and wonderful opportunity to secure a modern purpose built pavilion / arena venue.

## MID WALES GROWTH DEAL



Aberystwyth is a focus in the Mid Wales Growth Deal which plays a key role in tackling economic recovery and growth in the Mid Wales economy with the aim of supporting job creation and increasing productivity in the wider societal and environmental ambitions.

In December 2020 both the Welsh and UK Government confirmed 110 million growth deal with Ceredigion and Powys County Councils. The total capital investment is aimed to be:

\* £280 million - £400million pounds

\* With the intention of adding 1100 -1400 net additional FTE jobs

\* £570 million - £700 million in net additional Gross Value Added

### PLEASE NOTE -

The property must be marketed for a minimum 6 week period in accordance with the Charity Commission regulations.

Depending on the levels of interest, we reserve the right to consider the sale of the property via private treaty, auction or tender avenues in future.

Any interested parties will be informed at the necessary time.

The accommodation provides more particularly as follows -

## GROUND FLOOR

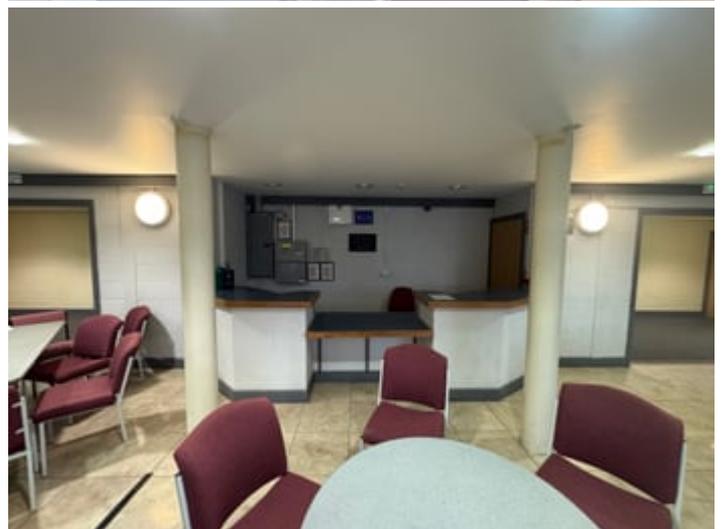
## Front Lobby



With double aluminium doors with staircase to first floor, multiple sockets, double glass doors into –

## Reception Hallway

48' 0" x 45' 0" (14.63m x 13.72m) with tiled flooring, 3 x aluminium double doors to front entrance, multiple sockets, disabled lift access to first floor, separate staircase to first floor foyer, reception counter, heaters, full fire alarm with security systems, electric control panel.



### Inner Foyer



With access to main hall. Disabled w.c.

### Kitchen

19' 2" x 20' 3" (5.84m x 6.17m) located to the side, with a range of wood effect base and wall units, stainless steel sink and drainer with mixer tap, formica worktop, tiled flooring, under larder appliance space, side external glass door.

### Inner Hallway/Utility

With stainless steel sink and drainer.

### W.C.

With w.c. single wash hand basin, hand dryer.

### Office

8' 6" x 23' 1" (2.59m x 7.04m) with external door to front.



### Inner Front Hallway

With front counter, multiple sockets, bt point.

### Rear Office

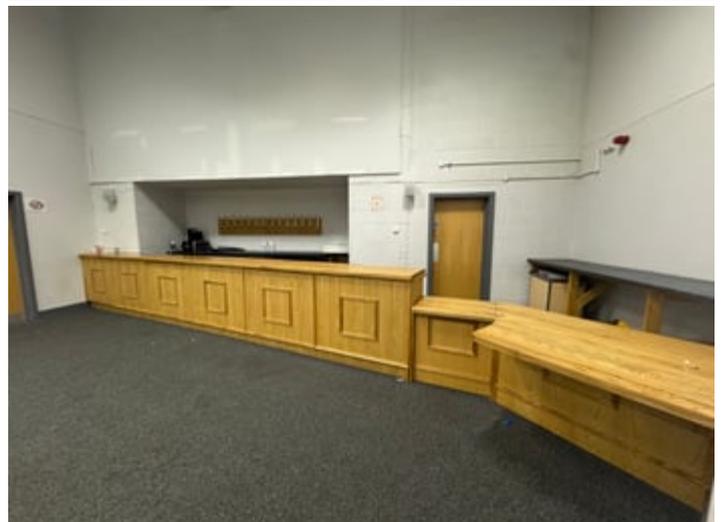
With high level window over, access to Store Room.

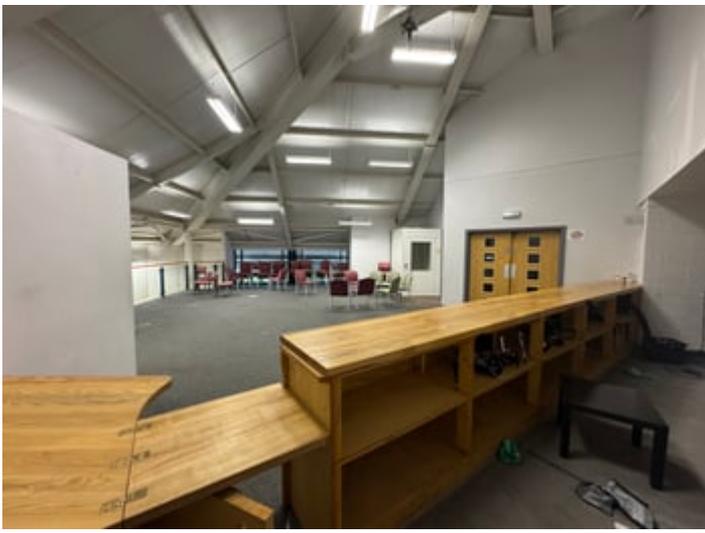
## FIRST FLOOR

### Lobby Area.

### First Floor Foyer / Gallery Landing

30' 0" x 33' 7" (9.14m x 10.24m) with custom made 20' larch / oak bar with fitted shelving, under larder glass fridge, optics and also capability of providing draught beer pumps. Access to cellar.





**Side Lobby.**

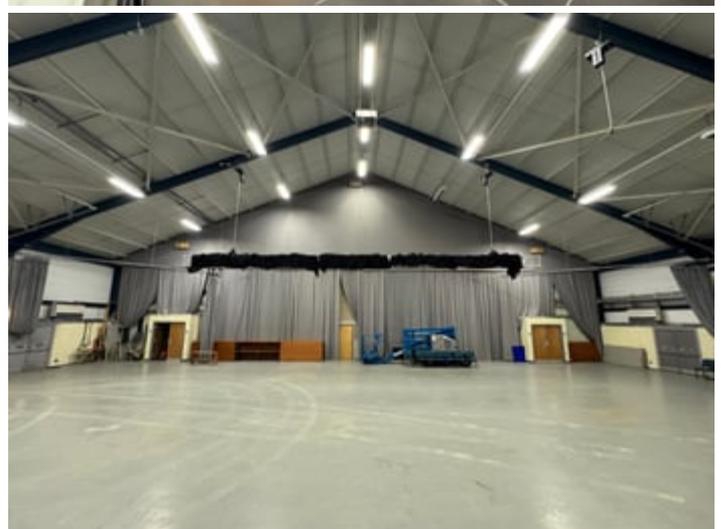
**Male W.C.**

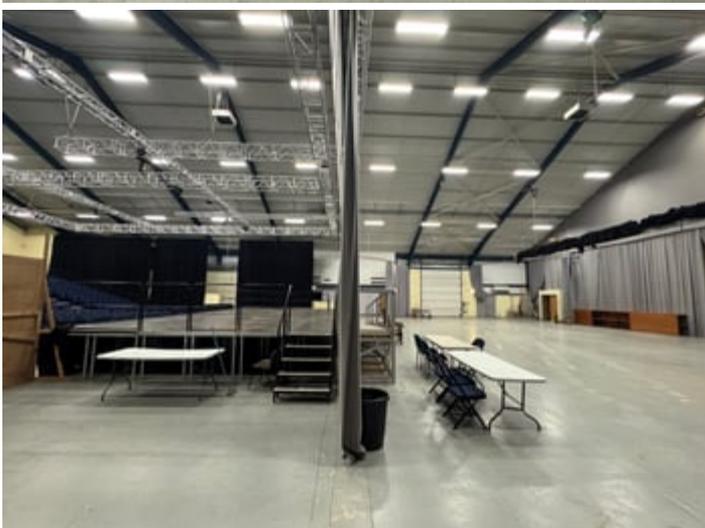
Providing 6 x urinals, 3 x cubicles, 4 single wash hand basins.

**Loft Over**

With access to GALLERY AREA overlooking the main pavilion.

**MAIN PAVILION**



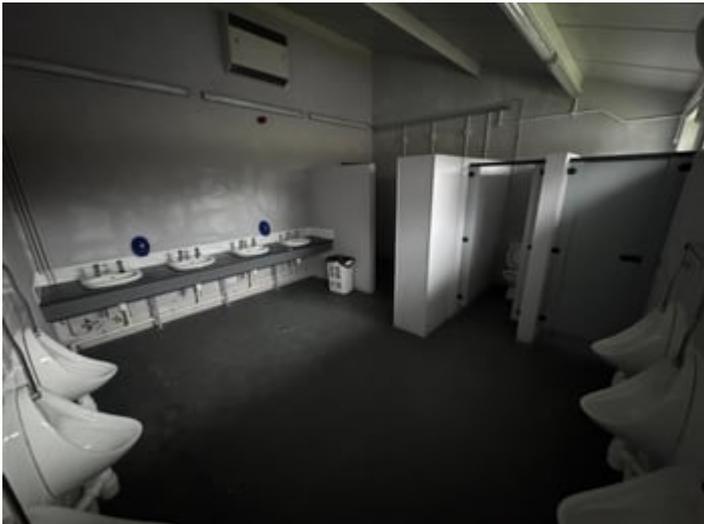
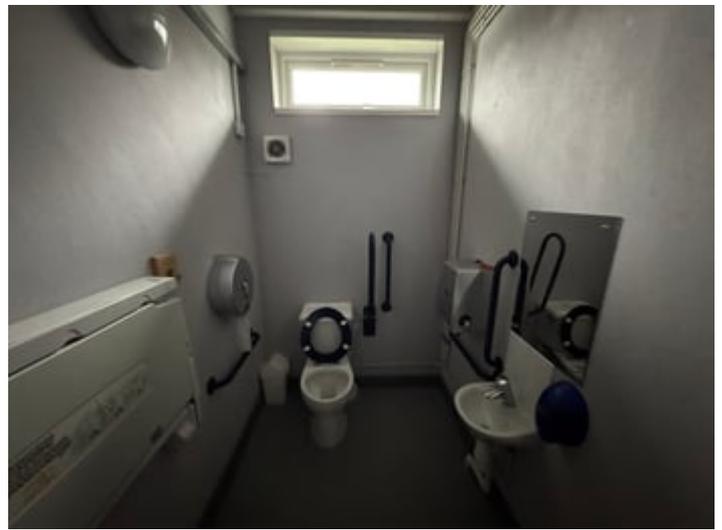


With 2 separate entrances from the main foyer and inner hallways with side gangway ramps leading down to the main stage area with fire doors to each side.

80' x 150' a large open span pavilion area of steel frame under an insulated roof with dividing heavy duty curtain spaces, pull out gallery arena gantry seating, 19ft to eaves, 40 ft to ridge.

2 15' electric roller doors to each side, three phase electric connection, electric heater blower systems.

### Multiple Male/Female w.c.'s

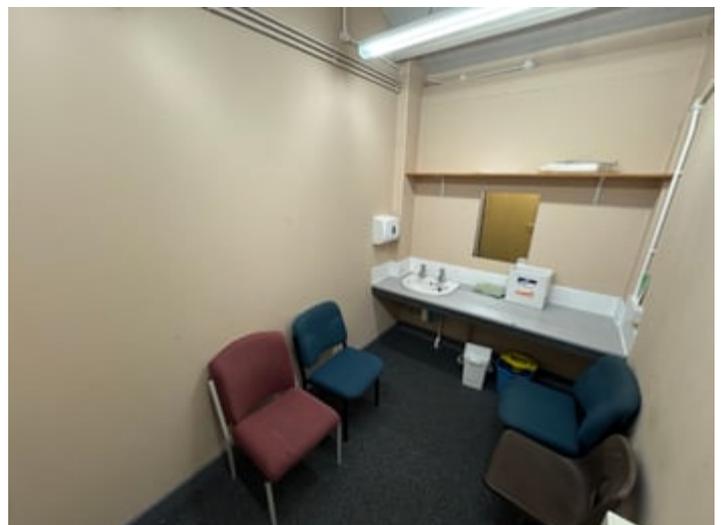


### Rear Hallway

Accessed via double fire doors from the main arena with external glass door to side, heater.

### Dressing Room 1

10' 8" x 8' 8" (3.25m x 2.64m) with fitted dressing table, heater, access to storeroom.



### Shower Room



With corner shower, w.c. single wash hand basin.

### Rear Hallway



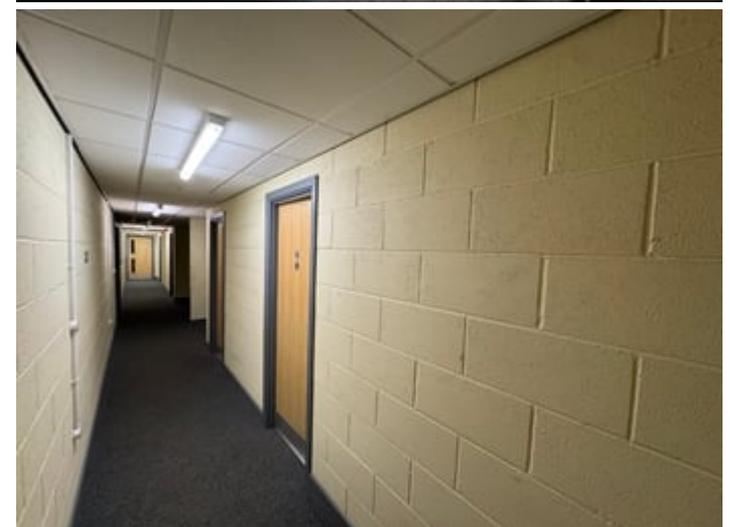
with fire exit.

### Dressing Room 2



6' 7" x 10' 0" (2.01m x 3.05m) with fitted dressing table, single wash hand basin, heater.

### Inner Hallway



Running across the rear elevation of the property with two separate access to the stage area/main pavilion, radiator.

### Wash Room



With plumbing for washing machine, Belfast sink.

### Male Changing Rooms

With 2 x showers, radiator.

**Male w.c.**

With 3 x urinals, 2 cubicles, radiator, 2 hand dryers.

**Disabled w.c.**

With single w.c. single wash hand basin.

**Female w.c.**

With radiator, 2 cubicles, 2 single wash hand basins.

**Female Changing Rooms**

With 2 x showers, radiator.

**Practice Room**

28' 2" x 63' 9" (8.59m x 19.43m) with electric 12ft roller shutter door to side, 40ft ridge height, multiple sockets, 4 x heaters.

**Kitchen**

With a range of base and wall units with formica work top, double sink and drainer with mixer tap, electric oven and grill, electric hobs with extractor over, under larder appliance space, high level window.

EXTERNALLY







Council Authority Area - Ceredigion County Council.

The property is set within 7.3 acres with access immediately off the shared driveway with the village hall into a large, gravelled parking area with capacity for some 300+ cars. A continuing driveway leading through to extended car park which also benefits from a separate access adjoining the sewerage works. This access also provides provision to reach the allotments which are located within part of the extended side car park area and also providing agricultural access into the adjoining paddocks which measure approximately 2.5 acres and are bound by the River Teifi to the south.

## **TENURE**

We understand the property is Freehold Tenure.

## **MONEY LAUNDERING**

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.

## **VIEWING ARRANGEMENTS**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

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

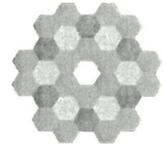
To keep up to date please visit our Website, Facebook and Instagram Pages

## **Services**

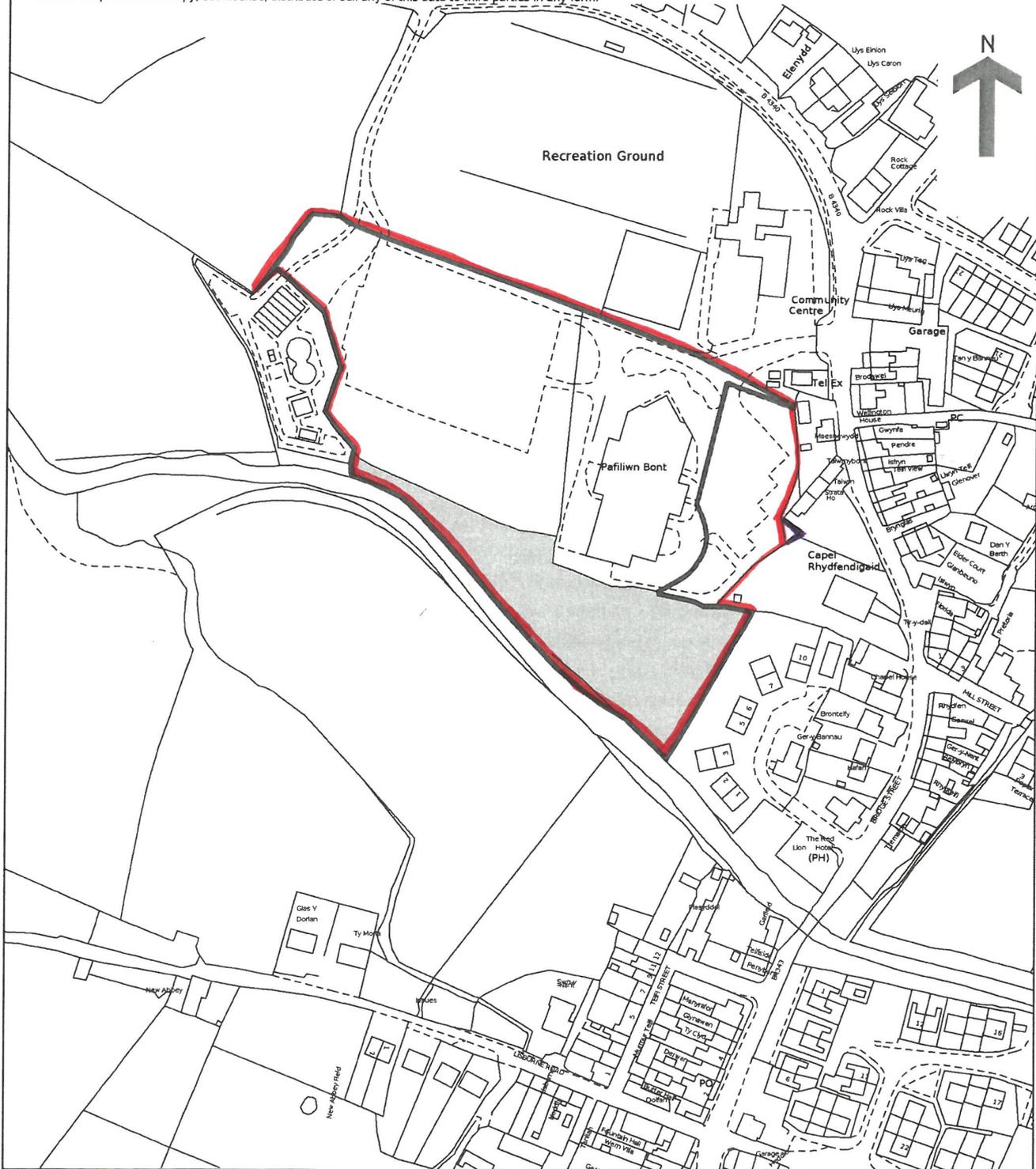
Mains Water, electricity and drainage. Oil and electric heating.

HM Land Registry  
Official copy of  
title plan

Title number **CYM690066**  
Ordnance Survey map reference **SN7266NE**  
Scale **1:2500 enlarged from 1:10000**  
Administrative area **Ceredigion / Ceredigion**



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## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** Gated. Private.

**Heating Sources:** Electric. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

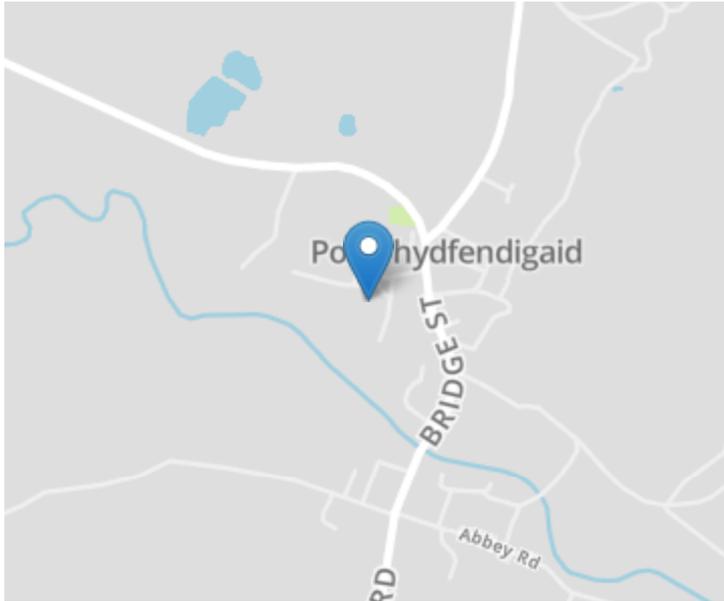
Any risk of coastal erosion? No

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

Heading north out of the village of Pontrydyfendigaid, passing The Red Lion pub on your right hand side, continue through the village, having passed the telephone exchange, the access to the property is immediately on the left hand side. Continue through the gated entrance and bearing left and the access to Pafiliwn Bont is easily located.

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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