

*A well established and popular Village Public House with bar, restaurant and Owners accommodation. Llansawel, near Llandeilo, West Wales*



**Black Lion Hotel, Llansawel, Llandeilo, Carmarthenshire. SA19 7JQ.**

**£240,000**

**REF: C/2355/LD**

\*\*\* No onward chain \*\*\* An exciting business opportunity awaits \*\*\* A well established Family run Village Public House  
\*\*\* Popular bar and restaurant \*\*\* Fully functioning catering kitchen \*\*\* Country character throughout with a large  
inglenook open fireplace within the bar area \*\*\* Enclosed beer garden

\*\*\* Owners accommodation to the first floor - In need of refurbishment and offering 5 bedrooms, 2 bathroom and living room  
\*\*\* Potential to be re-introduced as a Hotel with various rooms to the first floor \*\*\* Located within the centre of the popular  
Cothy Valley Village of Llansawel serving a large hinterland

\*\*\* Will be sold as a Going Concern \*\*\* Accounts available to bona fide proceedable Parties only \*\*\* Enjoying excellent all  
year round local trade and increased trade during the Tourist Season



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

## LOCATION

Located within the centre of the popular Cothi Valley Village of Llansawel, 10 miles equidistant from the Market Towns of Llandeilo, Llandovery and Lampeter and within the popular North Carmarthenshire hill area close to extensive outdoor pursuits area of Llanllwni Mountains and the Brechfa Forest. The County Town and Administrative Centre of Carmarthen lies within a 20 minute drive.

## GENERAL DESCRIPTION

A charming and popular Village Inn being nicely presented whilst retaining many of its original features such as the large inglenook fireplace. It offers an established business having been in the current Ownership for many years and offers a diversity of appeal with a bar and restaurant and the first floor could be offered for letting, B&B, etc. It is currently utilised as Proprietors accommodation.

To the rear of the property lies a small courtyard style beer garden.

The establishment is steeped in history and has been refurbished in recent years with a modern bar and kitchen area. To the rear lies a recently built extension for the downstairs w.c. offering Ladies, Gentlemen and Disabled toilets.

The property is in need of general modernisation but provides good footfall and accounts and enjoys a centre of Village location.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## ENTRANCE HALL

Accessed via a traditional front entrance door, staircase to the first floor accommodation, parquet flooring.



## RESTAURANT

25' 9" x 16' 5" (7.85m x 5.00m). Offering 45 covers, parquet flooring, open fireplace housing a cast iron multi fuel stove, double aspect windows.



## BAR

16' 8" x 16' 5" (5.08m x 5.00m). A traditional bar area with a large inglenook fireplace housing a cast iron multi fuel stove with oak beam over. The bar itself offers modern fixtures and fittings with serving area, glass shelving and bar utensils.



BAR (SECOND IMAGE)



BEER STORE

## KITCHEN

20' 1" x 8' 3" (6.12m x 2.51m). A fully functioning catering kitchen with various stainless steel equipment and large extractor fan, quarry tiled flooring. Equipment Itinerary to be discussed at a later date.



WASH ROOM

8' 9" x 6' 3" (2.67m x 1.91m). With stainless steel double sink and drainer unit, space for washing machine and dishwasher.

## FREEZER ROOM

10' 0" x 6' 8" (3.05m x 2.03m).

## STORE ROOM/LAUNDRY ROOM

8' 0" x 7' 5" (2.44m x 2.26m). With sink unit, plumbing for washing machine, large walk-in pantry.

## W.C.

Recently constructed with

## LADIES W.C.

With two wash hand basins, separate cubicle.

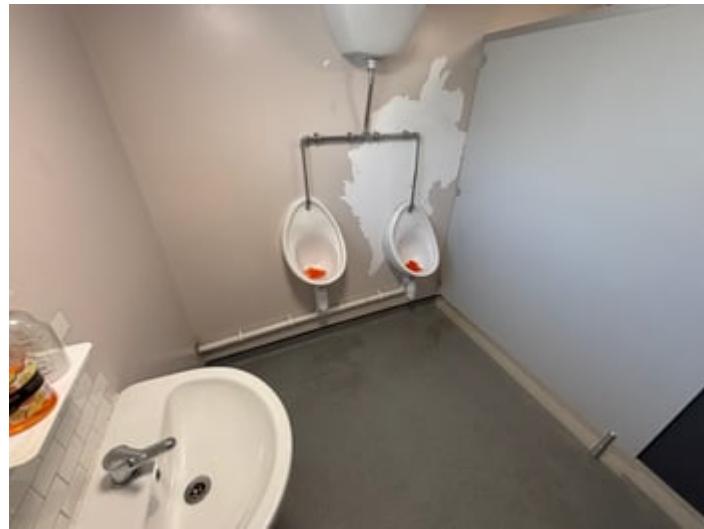


**DISABLED W.C.**

With wash hand basin, low level flush w.c.

**GENTS W.C.**

With two urinals, one wash hand basin and separate cubicle.

**FIRST FLOOR****LANDING**

Accessed via staircase from the Entrance Hall. Currently providing Proprietors accommodation but could offer itself as B&B, holiday let, etc. PLEASE NOTE the Proprietors accommodation is in need of refurbishment.

**BEDROOM 1**

13' 2" x 9' 5" (4.01m x 2.87m). With radiator.

**BEDROOM 2**

12' 9" x 7' 2" (3.89m x 2.18m). With radiator.

**BEDROOM 3**

17' 0" x 10' 0" (5.18m x 3.05m). With radiator.

**W.C.**

With low level flush w.c.

**BATHROOM 1**

Currently stripped out and ready for new installation.

**LIVING ROOM**

14' 0" x 13' 2" (4.27m x 4.01m). With radiator.

**BEDROOM 4**

13' 2" x 9' 0" (4.01m x 2.74m). With radiator.

**LOFT STORAGE**

Via door through to staircase leading to the loft storage above.

**BEDROOM 5**

13' 0" x 6' 0" (3.96m x 1.83m). With radiator. Limited head height.

**BATHROOM 2**

Having a panelled bath, low level flush w.c., pedestal wash hand basin.

**EXTERNALLY****BEER GARDEN**

Having access via the kitchen area and via the w.c.

**PARKING AND DRIVEWAY**

On street parking only.

**FRONT OF PROPERTY**

## **ACCOUNTS**

Accounts and trading information will be made available on request to bona fide and proceedable Parties only. The business is available as a Going Concern.

## **AGENT'S COMMENTS**

An unique opportunity to purchase as a Going Concern. A popular Village Inn.

## **TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## **COUNCIL TAX**

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

## **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.

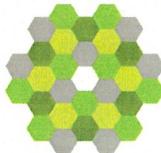
## **Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

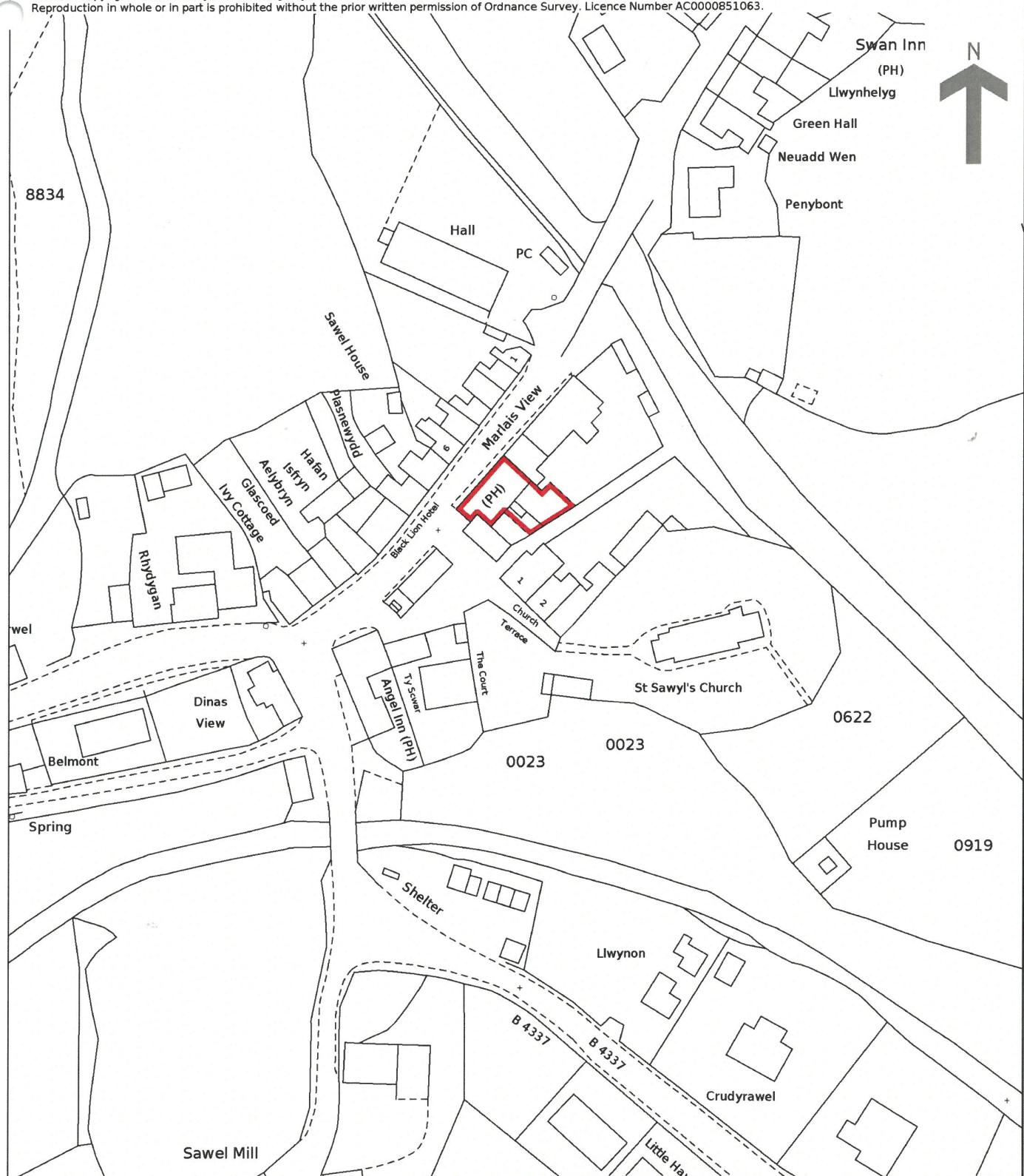
# HM Land Registry

## Official copy of title plan

Title number **CYM33901**  
Ordnance Survey map reference **SN6136SE**  
Scale **1:1250** enlarged from **1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**

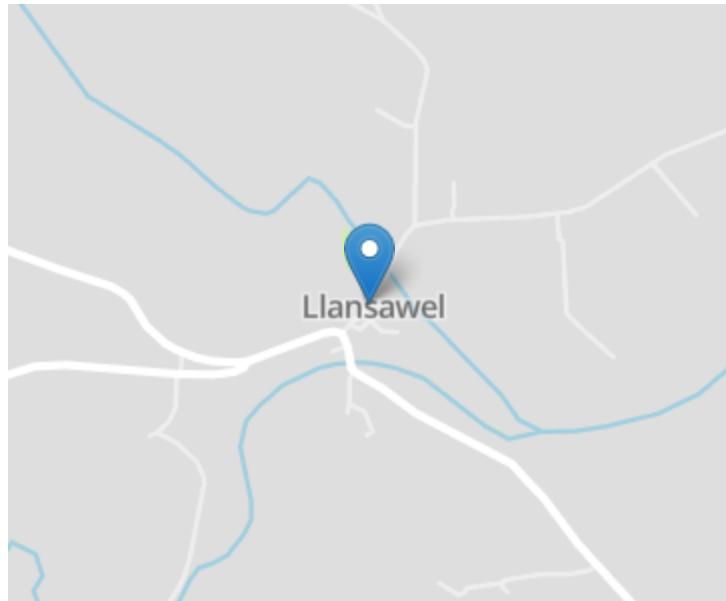


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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

<b>Council Tax:</b>	Has the property been flooded in last 5 years? No
N/A	
<b>Parking Types:</b> No Parking Available. On Street.	<b>Flooding Sources:</b>
	Any flood defences at the property? No
<b>Heating Sources:</b> Oil.	Any risk of coastal erosion? No
<b>Electricity Supply:</b> Mains Supply.	Is the property listed? No
<b>Water Supply:</b> Mains Supply.	Are there any restrictions associated with the property? No
<b>Sewerage:</b> Mains Supply.	Any easements, servitudes, or wayleaves? No
<b>Broadband Connection Types:</b> None.	
<b>Accessibility Types:</b> None.	The existence of any public or private right of way? No



## Directions

The property is located in the centre of the Village of Llansawel which is located on the B4337 road interconnecting Llanybydder with Llansawel. The property lies only 4 miles from the Talley road at Edwinsford and 3 miles from the A482 at Crugybar.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@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](https://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

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623  
E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)  
<http://www.morgananddavies.co.uk>



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