

Regulated by:



RICS



Since 1989

A well located, busy and historic Grade II Listed Public House and Licensed premises with spacious 4 bedroomed accommodation, Llandovery, Carmarthenshire, West Wales



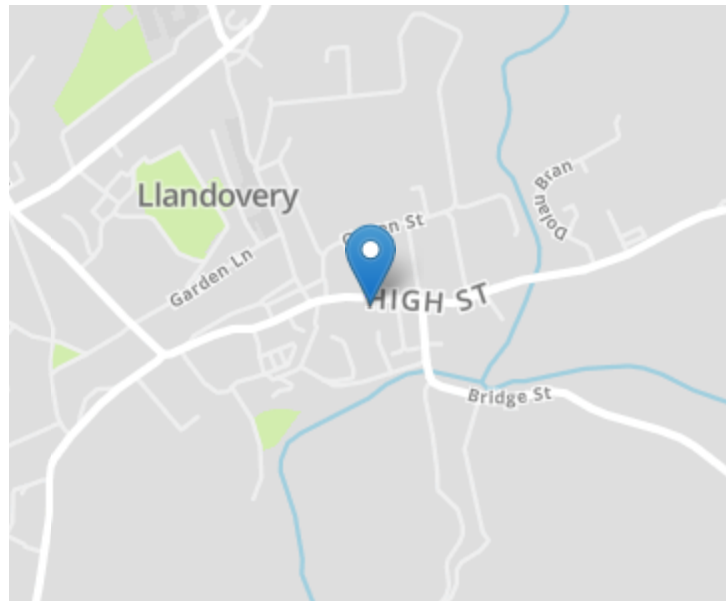
19 High Street, Llandovery, Carmarthenshire. SA20 0PU.

C/2260/AM

£250,000

*** A well located, busy and historic Grade II Listed Public House and Licensed premises ***
Spacious 4 bedroomed accommodation *** Rear Beer Garden *** Parking *** Rear vehicular and
pedestrian access *** Located in a central terraced, roadside position just off the town centre ***

*** Llandovery covers a large rural hinterland and is on the edge of the Cambrian Mountains ***



LOCATION

Llandovery is a popular market town located in the Towy Valley with the premises set adjacent to the A40 London to Fishguard trunk road, 20 miles West of the main town of Brecon in Powys and similarly distant to Pont Abraham at the termination of the M4 Motorway and within easy reach of the County town of Carmarthen.

Llandovery covers a large rural hinterland and is on the edge of the Cambrian Mountains.

GENERAL

A very well established and renowned Grade II Listed Public House, now closed, offering a licensed premises with extensive up to date trading accommodation on the ground floor with rear covered outside facilities, car park and rear vehicular and pedestrian access. Located in a central terraced, roadside position just off the town centre.

On the first floor there is spacious proprietor's accommodation offering 4 bedrooms, with gas fired central heating and double glazing. The accommodation provides more particularly as follows:-

Ground Floor

Lobby

Via entrance door to the Pubic and Lounge Bar areas.

Public Bar

13' 10" x 20' 2" (4.22m x 6.15m) overall with fitted servery, exposed beams, and good standard of décor.



Rear Lounge Bar Area

19' 0" x 10' 0" (5.79m x 3.05m) with separate bar servery,

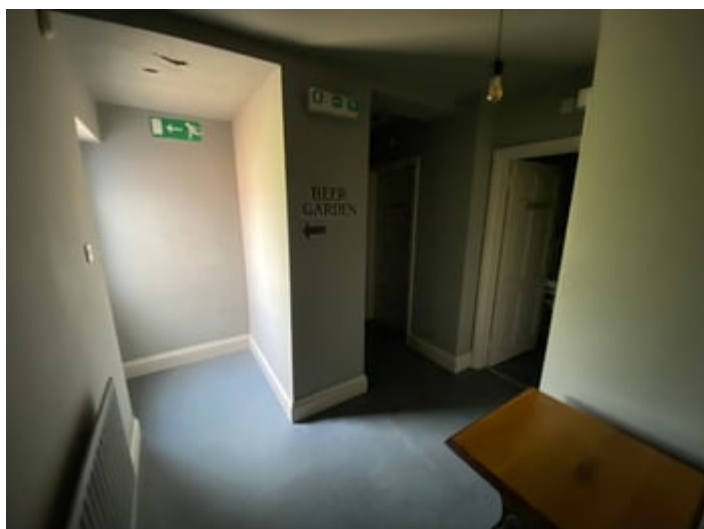


Function Room

21' 7" x 16' 6" (6.58m x 5.03m) with wide doors to external covered patio and smoking area.

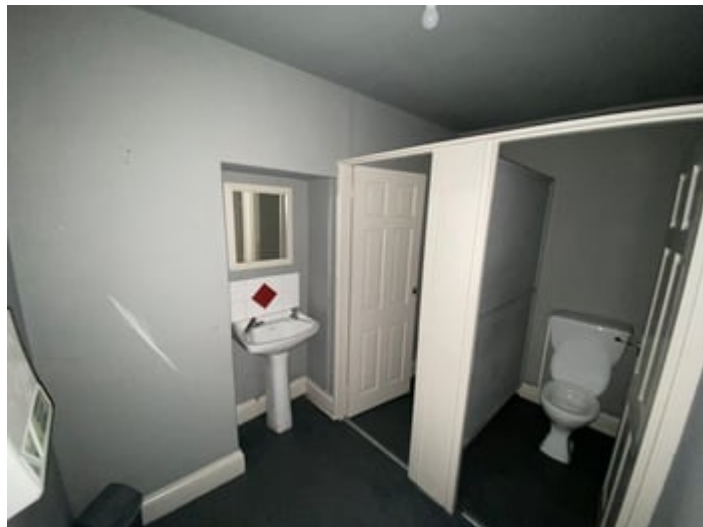


Rear Hall leading to



Ladies Toilets

2 x w.c' s. pedestal wash basins.



Gent's Toilets

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



Disabled Toilets

With pedestal wash hand basin and low level flush w.c.

Catering Kitchen

15' 2" x 12' 2" (4.62m x 3.71m) with fitted standard stainless steel equipment.



FIRST FLOOR

Self contained proprietor' s flat

Flat accessed externally via steel staircase, positioned over the trading accommodation and provides the following family proportioned accommodation which is gas fired centrally heated and double glazed.

Flat

Entry via half glazed UPVC entrance door leading to:

Office

6' 7" x 6' 2" (2.01m x 1.88m)



Lounge

With radiator.



Kitchen

13' 5" x 18' 2" (4.09m x 5.54m) with fitted floor and wall cupboards, electric cooker and power point.



Cloakroom

With w.c. and wash hand basin.



Bedroom 1

13' 0" x 12' 1" (3.96m x 3.68m) with radiator.



Bathroom

With panelled bath, pedestal wash hand basin, low level flush w.c.. Built in airing cupboard with copper cylinder and immersion heater. Radiator.



Bedroom 2

14' 7" x 19' 5" (4.45m x 5.92m) with radiator.



Bedroom 3

13' 0" x 10' 10" (3.96m x 3.30m) with radiator.



Bedroom 4

21' 5" x 10' 5" (6.53m x 3.17m) with radiator.

Part boarded loft: over front of accommodation: with exposed beams, 2 Velux windows suiting potential conversion.



Part Boarded Loft:

Over front of accommodation: with exposed beams, 2 Velux windows suiting potential conversion.

Patio Area



Garden Area

With a back entrance accessible by car



TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. Land Registry Title No: WA 980275

Services

We assume that the property benefits from mains water, mains electricity, mains drainage, gas fired central heating & UPVC double glazing . Telephone subject to B.T. transfer regulations and availability.

Directions

From Lampeter take the A482 from Lampeter to Llanwrda. Turn left onto the A40 London to Fishguard trunk road to Llandovery. On entering the main town the Bluebell Inn will be located after the level crossing, bearing left keeping on the A40 and the property will be located on the right hand side of the road just opposite the Memorial Church as identified by the Agents 'For Sale' board.

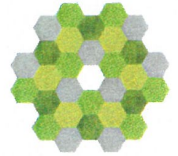
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view 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 Facebook and Instagram Pages

HM Land Registry
Official copy of
title plan

Title number **WA980275**
Ordnance Survey map reference **SN7634SE**
Scale **1:1250**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316

