

*Popular location with superb volume of passing trade. 56 cover restaurant area and 2 x 1 bedroom flats above. Short Walk to Lovely Beach and Main Line Rail Station.*



Ferry Cabin, Ferryside, Carmarthenshire. SA17 5SF.

£375,000

C/2291/NT

\*\*The Ferry Cabin has been run by the same family for over 20 years and has built up a great reputation with the food critic Simon Wright mentioning it as one of the go-to destinations for fish and chips, pies etc \*\* The main restaurant area has 56 covers, separate kitchen area, downstairs toilets and separate toilet for the staff with 2 x 1 bedroom flats upstairs which could be for owner occupation but currently having been rented out on a shorthold tenancy agreement and bringing in a good income \*\* The restaurant is currently run and open on the weekend with Thursday and Fridays so offers full potential to be open 7 days a week \*\*



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## GENERAL

Situated at the entrance to the small beach of Ferryside, an Estuary village situated on the River Towy which is well known for its fishing yacht club, junior school, further public houses etc and is situated between the main towns of Carmarthen and Llanelli. The area is quickly growing as a great holiday destination with Pembrey Country Park being 4 miles approximately with large sandy beach, woodland walks, dry ski slope and enclosed cycle track. Burry Port harbour is a further mile, the ancient town of Kidwelly is 2 miles approximately, well known for its picturesque castle and also being just over a mile from St Ismaels holiday camp with the village itself being the go-to destination for enjoyment etc. Carmarthen offers good shopping facilities with national and traditional retailers along with Llanelli having Trostre Shopping centre outside. Other places of interest include Ffos Las horse racing course being 6 miles approximately, 2 x great golfing destinations at Ashburnham and Machynys being just beyond Burry Port and before Llanelli town.

## ACCOMMODATION

The accommodation comprises as follows:

### Main Restaurant Area

38' 3" x 21' 0" (11.66m x 6.40m) Currently having 56 covers, also having a seating area externally to the front of the property.



### Ladies and Gents WC

### Kitchen Area

21' 0" x 11' 9" (6.40m x 3.58m) fully equipped with some of the catering equipment noted as Imperial double oven with 6

burner gridle and grill, 3 separate fryers, large 4 convactor microwave ovens, double door freezer and single door freezer.

The equipment is sold with the property.



## FLAT 1

### Lounge

14' 0" x 10' 0" (4.27m x 3.05m)

### Bedroom

12' 0" x 9' 0" (3.66m x 2.74m)

### Kitchen

9' 0" x 10' 0" (2.74m x 3.05m)

### Toilet

6' 0" x 3' 0" (1.83m x 0.91m)

### Shower Room

6' 0" x 3' 0" (1.83m x 0.91m)

### Hallway

16' 0" x 3' 0" (4.88m x 0.91m)

## FLAT 2

As Flat 1

### Store/Spare Room

14' 0" x 10' 0" (4.27m x 3.05m)

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Please note that the business is currently open 3 days per week and there are no restrictions for further opening hours and offers great further potential for the new owners. As mentioned in the description above, Simon Wright the food critic often mentions the Ferry Cabin as one of the best fish and chip joints in Wales!

Figures for the business are available although it should be noted that the property and business was shut during the Covid period and due to ill-health and family commitments has not been run to its full extent since coming back from Covid Times

## 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**

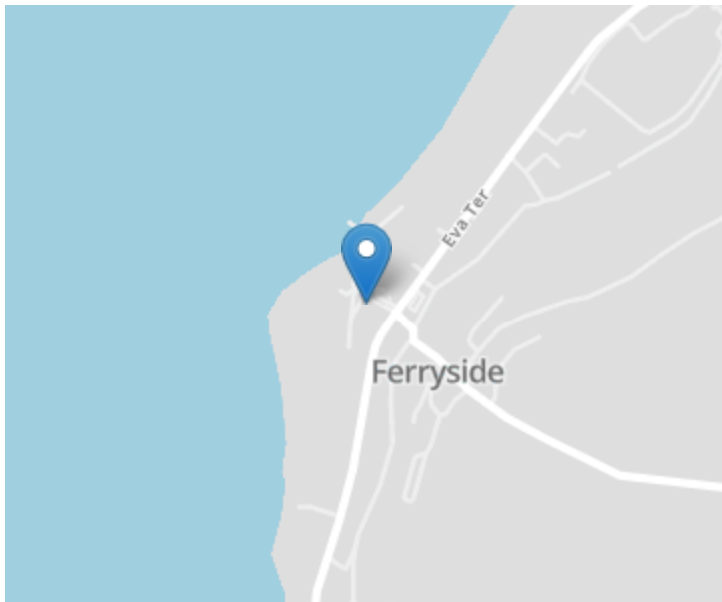
Tenure - The property is freehold. The 2 x flats are currently let on a shorthold tenancy agreement.

Services - Mains water, electric and drains with oil central heating system.

Rateable Value - £6,800.

## Directions

From Carmarthen take the A484 south signposted Llanelli, Pembrey Country Park, travelling through the villages of Cwmffrwd, Idole and onto Llandyfaelog and at the village turn right signposted Ferryside. Continue on this road into the village of Ferryside going over the little bridge, continue on and past the school on the left hand side and the property will be found on the right hand side at the beach entrance and by the railway station and next to the soon to be, and currently being built CK's minimarket.



## Energy Performance Asset Rating

More energy efficient

A+

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

86 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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