

A charming Country Inn with rooms and full of character. Llanddewi Brefi, West Wales



Foelallt Arms, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6RL.

£265,000

C/2303/LD

*** No onward chain *** Characterful Village Inn with rooms *** Open plan bar area full of original period features *** Set in a picturesque popular and peaceful Village *** Traditional British Inn *** Recently upgraded oil fired central heating and open fires to the bar areas

*** Detached garage and useful utility area *** Outdoor seating and smoking areas *** Lawned private garden area

*** Prominent centre of Village position *** Currently closed but has proved a popular Inn *** Commercially versatile or potential Family home (subject to consent) *** Viewings highly recommended *** A destination positioned in the foothills of the Cambrian Mountains - A Village of historic significance



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Location

Llanddewi Brefi is an historic village having a long connection with St. David located in the heart of the Teifi Valley at the foothills of the Cambrian Mountains. The village offering its thriving community with a Public House and Places of Worship. The market town of Tregaron offering a wider range of facilities within 3 miles and the University town of Lampeter lies 8 miles to the South. The University town, Coastal resort and administrative centre of Aberystwyth lies to the north and within 30 minutes' drive.

General

Morgan and Davies are proud to offer for sale this charming country Inn, offering characterful bar area, potential restaurant, along with 6 rooms to the loft therefore providing potential as a B & B, small 'boutique' hotel, or as was currently run as a country Inn. It enjoys a prominent village position beside the historic St. David's Church.

To the rear of the property lies a large utility area with useful garage along with outdoor seating and smoking areas that lead onto the lawned private garden area. In all an exciting opportunity, be it commercial or residential (s.t.c.) - indeed would provide the dream move to West Wales.

The property in particular offers the following accommodation:-

Entrance Porchway

Accessed via a traditional front entrance door.

Main Bar

48' x 34', being 'L' shaped, with a half circular bar with various taps, traditional bar with fridges, etc., exposed stone walls, two large open fireplaces, side pool/games area, traditional flag stone and wooden flooring.



Bar Area Photos





Living Room

13' x 16', with the original open well (now enclosed) situated within the centre of the room, quarry tiled flooring, rear entrance door.



Cellar

With cellar hatch from the bar area.

Ladies w.c.

With two separate w.c.'s and washing station.

Gent's w.c.

Located externally.

OWNER'S ACCOMMODATION

Dining Room

13'2" x 11'7", with quarry tiled flooring.



Inner Hallway

With side entrance door.

Kitchen

13' x 8'2", a fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, electric/gas cooker stove with extractor hood over.



FIRST FLOOR

Rear Landing

Bedroom 1

13'4" x 10', with radiator, built-in wall to wall wardrobes.



En-suite to Bedroom 1

Having a 4 piece suite comprising of a panelled bath, low level flush w.c., corner shower cubicle, pedestal wash hand basin, airing cupboard housing the hot water cylinder and immersion.

Bedroom 2

12'7" x 9'4", with built-in wardrobe.



Ensuite to Bedroom 2

Having a low level flush w.c., pedestal wash hand basin, shower cubicle, chrome heated towel rail.



Separate w.c.

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

Former Dining Room / Possible Bedroom 3

15'8" x 16', with patio doors opening onto the balcony area, separate built-in cupboard.



Front Bedroom 4

13'7" x 15'7", being 'L' shaped, with radiator and double aspect windows.



En-suite to Bedroom 4

Having a shower cubicle, low level flush w.c., wash hand basin, extractor fan.

Bedroom 5

15'9" x 10'8", with radiator.



En-suite to Bedroom 5

Having a shower cubicle, low level flush w.c., wash hand basin, extractor fan.

Bedroom 6

8'7" x 6'7"

EXTERNALLY

Garden



Outhouses

Comprising of

Laundry/Utility Room

18'8" x 12'5", with a range of wall and floor cupboards, stainless steel sink and drainer unit, plumbing and space for washing machine and space for fridge/freezers.



Double Garage

27'4" x 23'4", being 'L' shaped, with an electric up and over door and side workshop area, also housing the oil fired boiler.



Courtyard Area

Directly to the rear of the property lies the outside courtyard area with parking and outdoor seating.

Agents' Comments

An exciting commercial opportunity with a characterful country Inn, set in a picturesque village position.

Rear of Property



Front of Property



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 Ceredigion County Council for business rates. Current rateable value £1,750 p.a.

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.

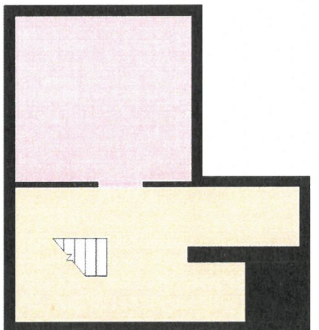
Services

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

Approx: 249.6 sq metres (2686.8 sq feet)



Cellar
Approx: 24.0 sq metres (258.0 sq feet)



First Floor
Approx: 128.4 sq metres (1382.4 sq feet)



Total area: approx. 402.0 sq. metres (4327.2 sq. feet)

For illustration purposes only. Floor plan not to scale and measurements are approximate. Plan produced using Planflo.

Energy performance certificate (EPC)

Foelallt Arms Llanddewi Brefi TREGARON SY25 6RL	Energy rating C	Valid until: 6 August 2034
		Certificate number: 0034-1525-1768-8522-6831

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	298 square metres

Rules on letting this property

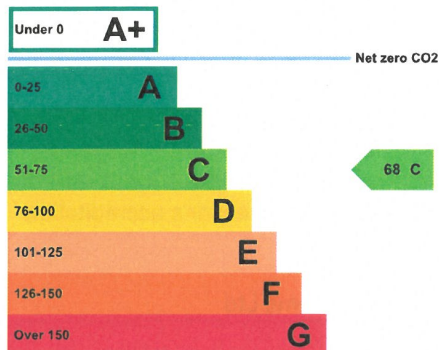
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	31 B
If typical of the existing stock	144 F

Directions

Take the A485 Tregaron road and carry on this road for approx 6 miles until you reach Llanio. The the next right hand turning signposted Llanddewi Brefi and proceed along for 1 mile when you will then come to a 'T' junction. urn right by the village and continue over the bridge. As you head into the village, The Foyallt Arms will be located on your left hand side 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

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

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