

*Popular community country premises with excellent diversification potential. Talgarreg. 15 minutes
Cardigan Bay coastline at New Quay. West Wales.*



Glanyrafon Arms, Talgarreg, Llandysul, Ceredigion. SA44 4ER.

£395,000

C/2305/RD

**** Popular community public house and accommodation ** Widely recognised popular village public house ** Substantial detached premises set within large plot with extensive main road frontage ** Large car parking area and grounds to rear ** Function room with covers for 65+ persons ** A village freehold freehouse of immense possibilities ** Ideal for home with an income ** Ideal licensed restaurant, café, tea rooms, country guest house etc ** Airbnb potential ** Fully refurbished accommodation across 1st floor ** Excellent trading potential ****

The property is set within the village of Talgarreg some 15 minutes drive inland from the Cardigan Bay coastline at New Quay. A busy tourist route within this picturesque Clettwr Valley. Convenient to the major marketing and amenity centres of the area, 40 minutes drive from Carmarthen and the link road to the M4 motorway.



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GENERAL

The Glanyrafon Arms is exceptionally busy Welsh country pub being recently modernised by the owners and greatly respected within the local community and further afield.

The business enjoys a steady custom from the local community and the wider community as well as tourism customers. In recent times the property has been subject to a refurbishment program, particularly on the 1st floor with modern accommodation provided, useful for Airbnb, apartments to let out, managers accommodation with good prospects for financial return. More recently, since October 2023, turnover has exceeded £120,000 + VAT for that period. More recent investments in the bar and restaurant areas include Sky multiroom which has been set up with deals in place with Sky for discounted Sky options.

There are also plans in place with the brewery to upgrade the bar and servery area within the function room.

The original pub is believed to have been built in the late 1800's with a rear extension constructed in 1970. The property has retained a wealth of original character features and offers more particularly as follows:

Main Bar Area

22' 3" x 14' 6" (6.78m x 4.42m) With front entrance porch leading into a character room with exposed ceiling beams, quarry tiled flooring, full length bar servery, side area with space for pool table, TV point and seating areas.





Games Room/Darts Room

14' 6" x 14' 4" (4.42m x 4.37m) - Situated Off the main bar, again with quarry tiled floor and front aspect window, exposed ceiling beams, bar servery.



Lounge Bar

14' 0" x 12' 0" (4.27m x 3.66m) with quarry tiled floor, bar servery, fireplace housing a clear view multi fuel stove, front aspect window. Door through to Toilet Facilities and large well laid out Beer Cellar.





Main Side Entrance Hall

With double doors and all level for disabled access.



Ladies and Gents Toilets



Function Room

27' 5" x 27' 5" (8.36m x 8.36m) with covers for 65+, a light and 'airy' room with 6 windows at side and rear and all on one floor level, plans in place to replace bar servery area in conjunction with the brewery.





Inner Hallway

Kitchen

17' 5" x 11' 9" (5.31m x 3.58m) with quarry tiled flooring, 2 rear aspect windows, inset double drainer sink unit, range of appliances which includes a 6 ring LPG gas hob, gas oven, commercial hood extractor fan system, Valentines deep fat fryers, industrial dish washer, microwaves, stainless steel tables etc., new electric table fan oven, flat grill, upgraded hygiene system.



Beer Cellar

21' 7" x 8' 0" (6.58m x 2.44m) includes ice maker, cellar chilling, shelving, plumbing for washing machine and double doors to yard for ease of deliveries, new ceiling, freestanding fridge.



Office/Front Lounge/Potential Bedroom

14' 10" x 11' 10" (4.52m x 3.61m) currently used as an office with 2 rear aspect windows, stone feature fireplace.

FIRST FLOOR

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Upgraded to provide improved bedroom accommodation with focus on Airbnb suites.

Full Length Landing

With external fire escape.

WC

WC, single wash hand basin, side window.

APARTMENT 1

Inner Hallway

Access to Loft, access to:

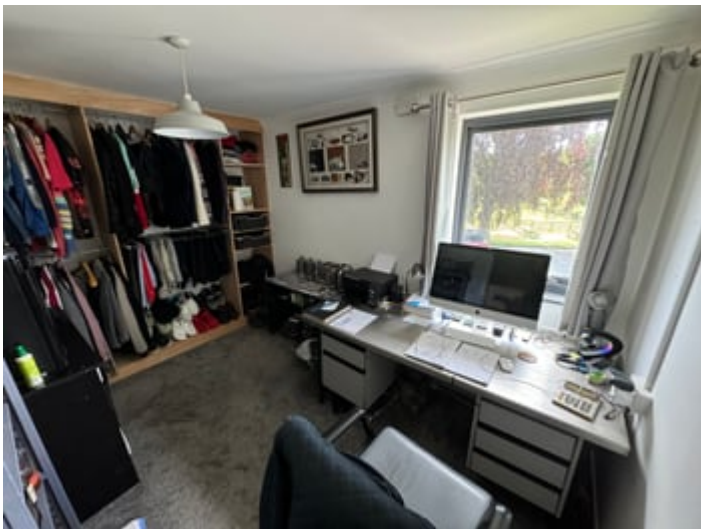
Bathroom

8' 2" x 6' 9" (2.49m x 2.06m) modern white suite including 1600mm corner shower with side glass panel, WC, single wash hand basin, radiator, side window, tile effect vinyl flooring.



Office/Bedroom/Lounge

8' 2" x 10' 7" (2.49m x 3.23m) window to rear, multiple sockets, radiator.



Bedroom 1

11' 8" x 14' 7" (3.56m x 4.45m) double bedroom, window to rear, multiple sockets, radiator.



HOTEL

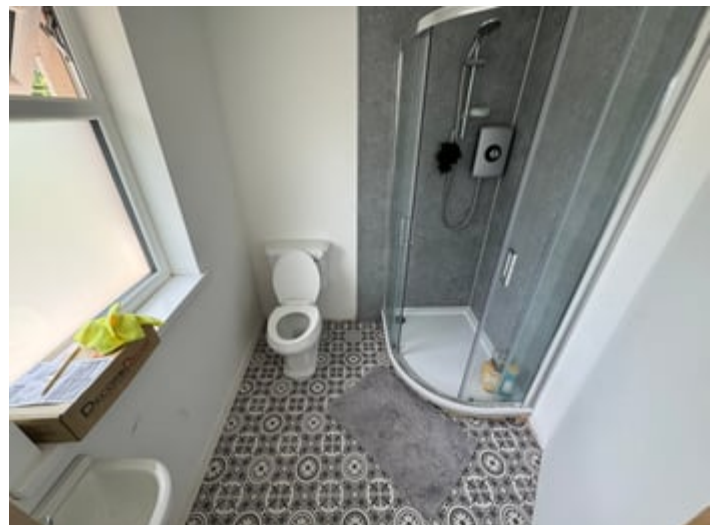
Bedroom 1

7' 5" x 11' 9" (2.26m x 3.58m) recently refurbished double bedroom with new carpets, rear window, multiple sockets, TV point.



En-Suite

6' 7" x 6' 1" (2.01m x 1.85m) newly installed corner enclosed shower, WC, single wash hand basin, rear window.



Front Bedroom 2

8' 9" x 13' 8" (2.67m x 4.17m) double bedroom, window to front, vanity unit, TV point.

Front Bedroom 3

11' 7" x 14' 4" (3.53m x 4.37m) double bedroom, single wash hand basin on vanity unit, window to front, multiple sockets. Connecting door into:



Front Bedroom 4

14' 4" x 14' 10" (4.37m x 4.52m) double bedroom, 2 x window to front, multiple sockets, radiator. Connecting door onto:



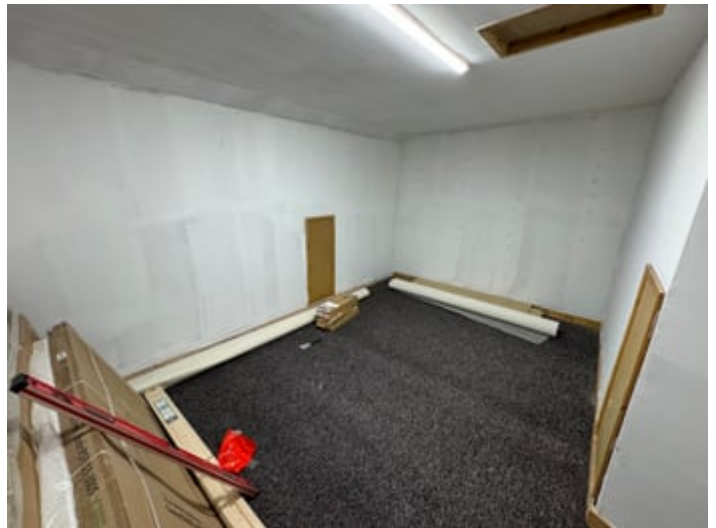
Landing

Bathroom

Part tiled with coloured suite provides bath, single wash hand basin, toilet, tiled shower cubicle, extractor fan (please note that this is to be upgraded shortly).

Upstairs Stock Room/Store Room

11' 2" x 14' 7" (3.40m x 4.45m) with side airing cupboard and water tank, recently redecorated with new carpets.



Bedroom 5

14' 5" x 9' 5" (4.39m x 2.87m) with TV point, front aspect window.

EXTERNALLY

To the Front

Extensive street frontage.



To the Side

A wide tarmacadamed driveway leads through to -



Rear Spacious Level Parking Area



Side Lawned Beer Garden

Useful Multi Purpose Building/Garage

40' 0" x 18' 0" (12.19m x 5.49m) incorporates a Store Shed and a Stable with sliding door to front.

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the

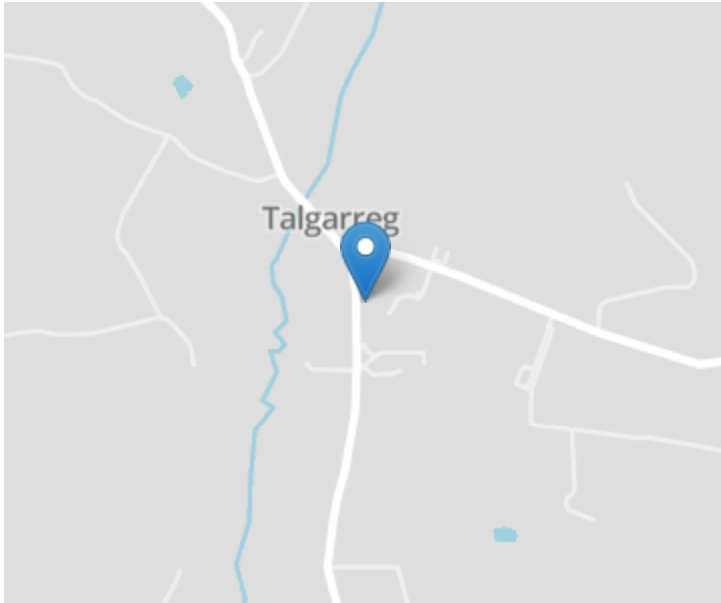
terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

Services - mains water, electricity and drainage. Oil fired central heating.

Council Rates - £139 per calendar month.

Tenure - Freehold.



Directions

Travelling on the main A487 coast road from Aberaeron South West towards Cardigan. Proceed to the village of Synod Inn. At Synod Inn turn left and then immediately left onto the B4338 Talgarreg road. Follow the course of the road to the village of Talgarreg and you will see the property on the right hand side as you enter the village.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ 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

87 This is how energy efficient the building is

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