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RICS



Since 1989

Town Centre position. A refurbished popular Public House with rooms and two flats. Tregaron, West Wales



Y Llew Coch, Pontrhydfendigaid Road, Tregaron, Ceredigion. SY25 6HH.

REF: C/2194/LD

£310,000

*** Prominent Town Centre position *** A refurbished popular Public House (Freehouse) *** Six recently completed en-suite B&B rooms *** Two self contained flats *** Fantastic income potential or lifestyle opportunity *** Fixtures and fittings included - A business set up and ready to go *** Impressively refurbished in recent years *** Fully functional catering kitchen *** Updated electrics, plumbing and cellar store *** Beer garden with ample outdoor space *** Off street parking

*** Popular Market Town - At the foothills of the Cambrian Mountains *** Home to the 2022 National Eisteddfod - With great income capabilities *** Looking for an investment or searching for your own business *** Contact us today to view



LOCATION

Tregaron is a flourishing Market Town in the heart of the Teifi Valley serving a large hinterland and a major centre for Tourism in the upper Teifi Valley region. The Town lies 11 miles North from the University Town of Lampeter at the gateway to the Cambrian Mountains, 17 miles South from the University Coastal Resort and Administrative Centre of Aberystwyth with National Rail Networks and Bronglais General Hospital.

GENERAL DESCRIPTION

The property itself has been refurbished in recent times and does offer itself as a good investment opportunity. The bar is a prominent and popular establishment with six en-suite bedrooms to the first floor and two self contained flats to the rear. The current Vendors have modernised the property with updated electrics and plumbing, new cellar and a new fully functioning kitchen and bar area. Externally it boasts a sizeable rear beer garden with a sheltered smoking area.

Currently the property more particularly the following:-

THE PUBLIC HOUSE

ENTRANCE HALL

To

MAIN BAR



28' 3" x 11' 3" (8.61m x 3.43m). With 12ft bar area, quarry tiled flooring, two radiators, open fireplace with a cast iron multi fuel stove that works alongside the oil fired central heating boiler to run the hot water and central heating.

MAIN BAR (SECOND IMAGE)



LOUNGE



17' 3" x 13' 3" (5.26m x 4.04m). With Red and Black quarry tiled flooring, small bar serving area, multi fuel stove, radiator.

POOL ROOM



13' 6" x 11' 7" (4.11m x 3.53m). A 14ft bar serving area, pool table.

THE BAR

With three serving areas with a central island housing the fridges, optics and till, separate glass washing facility, tiled flooring.

REAR HALLWAY



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LADIES W.C.

With two w.c. cubicles, wash hand basin, aqua boarding throughout, tiled flooring, radiator, extractor fan.

GENTS W.C.



With one urinal, one w.c. cubicle, wash hand basin, radiator, aqua splash boarding throughout, extractor fan, tiled flooring.

BEER CELLAR



11' 0" x 9' 8" (3.35m x 2.95m). Recently re-sited and refurbished with White boarding drainage system and all cellar equipment.

HYGIENE

5 Star Hygiene Rating for the bar, cellar and w.c.'s.

STOCK ROOM

12' 7" x 11' 6" (3.84m x 3.51m). With external access point for beer delivery, shelving units/racking, oil fired boiler with Heat Genie for dual heating via the multi fuel wood burner, access to the loft space.

DISABLED W.C.

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

BREAKFAST/MEETING ROOM

13' 9" x 12' 6" (4.19m x 3.81m). With radiator, stripped timber flooring.

CATERING KITCHEN

12' 7" x 12' 4" (3.84m x 3.76m). A fully functioning catering kitchen with White boarded walls, stainless steel equipment throughout with a Belling 7 ring cooker with two ovens, grill and extractor fan over, double sink, fridge and freezer, double chip fryer, dishwasher and various stainless steel preparation tables.

EXTERNALLY**COVERED SHELTER AREA**

26' 2" x 9' 8" (7.98m x 2.95m). With direct street access.

BEER GARDEN

With a two tier garden area with ample seating areas and a real sun trap.

BEER GARDEN (SECOND IMAGE)

FIRST FLOOR

B & B ROOMS

Located on the first floor above the Public House.

BEDROOM 1



12' 8" x 12' 0" (3.86m x 3.66m). With radiator, double bed, wardrobes, bedside tables, T.V.

EN-SUITE SHOWER ROOM 1



Fully refurbished with aqua splash boarding with a corner shower cubicle, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, shaver point.

BEDROOM 2

12' 5" x 10' 6" (3.78m x 3.20m). With radiator, double bed, wardrobes, bedside tables, T.V.

EN-SUITE SHOWER ROOM 2

Fully refurbished with aqua splash boarding with a corner shower cubicle, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, shaver point.

OFFICE/LAUNDRY ROOM

9' 2" x 8' 6" (2.79m x 2.59m). With radiator, various racking and C.C.T.V. system.

BEDROOM 3

12' 7" x 11' 8" (3.84m x 3.56m). With radiator, double bed, wardrobes, bedside tables, T.V.

EN-SUITE SHOWER ROOM 3

Fully refurbished with aqua splash boarding with a corner shower cubicle, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, shaver point.

BEDROOM 4

10' 7" x 10' 4" (3.23m x 3.15m). With radiator, double bed, wardrobes, bedside tables, T.V.

BATHROOM EN-SUITE 4

With panelled bath, low level flush w.c., pedestal wash hand basin, radiator, shaver point, extractor fan.

BEDROOM 5 (TWIN ROOM)



14' 3" x 10' 9" (4.34m x 3.28m). With radiator, twin beds, wardrobes, bedside tables, T.V.

BATHROOM EN-SUITE 5

With panelled bath, low level flush w.c., pedestal wash hand basin, radiator, shaver point, extractor fan.

BEDROOM 6 (KING SIZE)

16' 8" x 12' 7" (5.08m x 3.84m). With radiator, King size bed, wardrobes, bedside tables, TV.

EN-SUITE SHOWER ROOM 6

Fully refurbished with aqua splash boarding with a corner shower cubicle, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, shaver point.

SELF CONTAINED FLATS**FLAT 1**

Comprising

FLAT 1 - KITCHEN

10' 2" x 8' 5" (3.10m x 2.57m). A fully fitted modern kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker, 4 ring hob and extractor hood over, plumbing and space for automatic washing machine, Velux roof window, radiator, extractor fan, front entrance door.

FLAT 1 - LIVING ROOM

12' 3" x 17' 0" (3.73m x 5.18m). With radiator, cloak cupboard housing the Worcester oil fired central heating boiler.

FLAT 1 - BATHROOM

With panelled bath having Triton shower over, low level flush w.c., pedestal wash hand basin, Velux roof window, radiator.

FLAT 1 - BEDROOM 1

7' 2" x 15' 0" (2.18m x 4.57m). With Velux roof window, radiator.

FLAT 2

Comprising

FLAT 2 - KITCHEN

A fully fitted modern kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker, 4 ring hob and extractor hood over, plumbing and space for automatic washing machine, Velux roof window, radiator, extractor fan, front entrance door.

FLAT 2 - BATHROOM

With panelled bath having Triton shower over, low level flush w.c., pedestal wash hand basin, Velux roof window, radiator.

FLAT 2 - LIVING ROOM

With radiator.

FLAT 2 - BEDROOM 1

With radiator.

FLAT 2 - BEDROOM 2

With radiator.

FRONT OF PROPERTY**TOWN CENTRE POSITION****TENURE AND POSSESSION**

We are informed the Public house and Flat 2 will be vacant on completion. Flat 1 is currently under a Shorthold Tenancy Agreement.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, Heat Genie with oil fired and multi fuel heating system, telephone subject to B.T. transfer regulations, Broadband available.

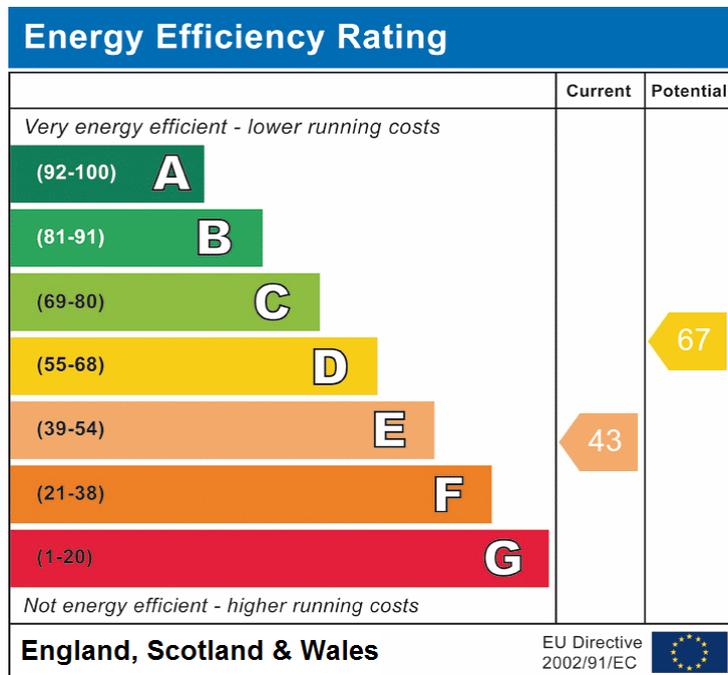
Directions

The property is prominently positioned on the main square at the junction of the A485 next to Tregaron bridge.

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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages



Energy performance certificate (EPC)

Bottom Flat Llew Coch Pontrhydfendigaid Road TREGARON SY25 6HH	Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">E</div>	Valid until: 19 April 2032 <hr/> Certificate number: 2313-9813-7651-1181-7011
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Property type

Ground-floor flat

Total floor area

42 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	43 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

Energy performance certificate (EPC)

Top Flat Llofft Yr Ysgubor Y Llew Coch B4343 Tregaron TREGARON SY25 6HH	Energy rating E	Valid until: 19 April 2032 Certificate number: 2117-5806-7187-1911-7181
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Property type	Top-floor flat
Total floor area	42 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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1-20	G		

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