



Cardiff Arms

Ref: 3451445

High Street Hirwaun, Aberdare, CF44 9SL

Freehold: £260,000

Substantial 3-Storey building with parking.

Large 3/4 bedroom flat on first floor.

Easy access to Zip World & Afon Waterfalls.

Potential for Letting/AirBnB

Scope to convert top floor into rooms.

Closed business vacant possession. Energy Rating C



Description

This previously vibrant community locals village pub closed in January 2023 due to personal circumstances, but now offers a blank canvas for new owners to re-open for existing use and introduce a food concept alternatively convert the substantial amount of space and reconfigure into letting bedrooms and or Airbnb. There is demand for accommodation in the area which is hugely popular with outdoor pursuits enthusiasts and this property has the potential to exploit that market.

The current owners have owned the pub since 2007 and during that time have carried out significant refurbishment works including a boiler replacement 6 years ago, wood flooring, new ceilings and 3 years ago a new roof. In addition the pub toilets were refurbished and replastered. The first floor bathroom and shower rooms were also renewed.

Fixtures & Fittings

An inventory list will be made available in due course.



Location

The Cardiff Arms is located on the High Street of Hirwaun, a village at the north end of the Cynon Valley in the county borough of Rhondda Cynon Taf. The village is set four miles north west of the town of Aberdare and has a population of just under 5,000 residents according to the latest census.

The area is renowned for its outdoor pursuits and the new Zip World Tower is a short drive away along with Dare Valley Country Park and Afon Sychrid River & Waterfalls bringing a huge number of visitors to the local area.

Ground Floor

Front main entrance into a lobby area with doors into a large open plan public bar (circa 50) benefitting from a central bar servery, a mix of carpeted and wood flooring, beams, with step down to a open standing area used as a dance floor in front of the stage. There are two other internal trading areas including a lounge bar (circa 20) and snug area for 16 customers.

The ground floor also offers a semi-commercial catering kitchen and various storage areas.

Other Floors

The lower ground floor offers a cellar area with python and cooler systems, customer toilets, large storage room which could be converted to a commercial kitchen

Owner's Accommodation

Located on the first floor and briefly comprising of three double bedrooms, large lounge, fitted kitchen, large bathroom, shower room and an office.

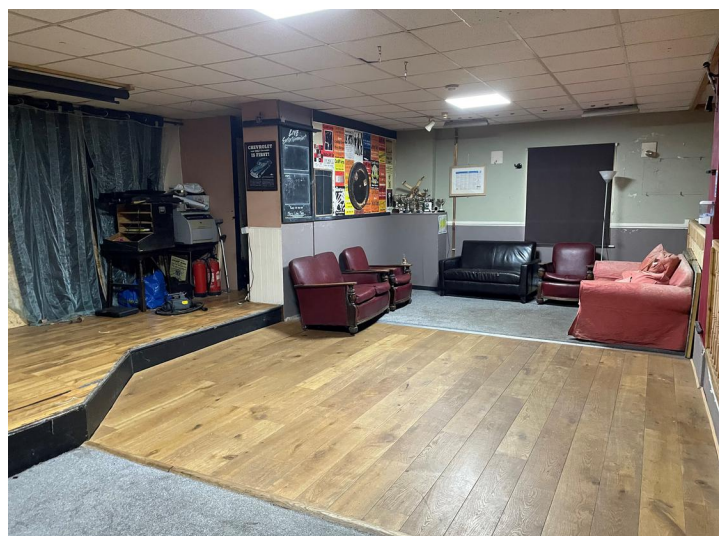
Stairs to second floor giving access to a large open plan attic area with several windows that offers potential for conversion to further bedrooms.

External Details

To the front and side of the building is a pavement areas for table seating about 30 customers. There is a rear vehicular access gate for private parking. Free Public car park available.

Trading Information

Business Closed in January 2023.



Trading Hours

Currently closed.



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Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Bristol



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