



Pontamman Road, Pontamman, Ammanford, SA18

£440,000



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Pontamman Road, Pontamman, Ammanford, SA18

A traditional Welsh country pub, restaurant and entertainment room with four B&B's all with en-suite facilities and three bedroom owner accommodation situated on a prominent road side location on the outskirts of Ammanford town centre. The Red Kite is currently not trading but has recently been a successfully run pub & restaurant. The property comes complete with a fully equipped commercial kitchen to include all fixtures and fittings throughout and plenty of scope to develop trade. Cosy seating areas with wood burners makes this a relaxing and enjoyable experience for guests and customers. Externally an outdoor seating area can be enjoyed in the summer months and large car park to the rear.

Pontamman is situated on the outskirts of Ammanford town centre conveniently located to the M4 motorway via junction 49 at Pontamman. Internal viewing is highly recommended to fully appreciate the accommodation.





Entrance Porch:

Double glazed windows and double glazed glass panel door, slate flooring.

Lounge:

8.76m x 8.25m (28'9" x 10'1"/27'1")

L-shaped, double glazed windows to front and rear, radiator with decorative cover, slate flooring, feature stone fireplace with wood burner,

Bar:

Solid Oak bar fitted with optic rails and beer pumps, access to first floor owner accommodation.





Bar Area:

4.52m x 8.33m (14'10" x 8'4"/27'4")

Open-plan to lounge, two double glazed windows to front, feature fireplace with wood burner, Oak flooring, wall lights, fully equipped with seating and table area's, opening to entertainment room.

Cellar:

Air conditioning unit, cooling equipment, taps and connectors.

Entertainment Room:

7.32m x 4.27m (24'0" x 14'0")

Two double glazed windows to front, door to rear leading to store room, two radiators, Oak flooring, wall lights, picture and dado rails.

Ladies Toilets:

Store cupboard, tiled floor, part tiled walls, twin wash hand basins in vanity unit, downlighters, double glazed obscure window to rear, two separate WC's with double glazed windows.

Men's Toilets

Tiled floor, wash hand basin, stainless steel urinal, separate WC with double glazed window and part tiled walls.

Restaurant:

8.03m x 4.44m (26'4" x 14'7")

Step up to restaurant, two double glazed windows to front, slate and Oak flooring, downlighters, feature part exposed stone walls, front exit door, screening to carvery area, beams to ceiling, downlighters, three radiators, door to preparation room, double doors to breakfast room.

Breakfast Room/Restaurant:

4.44m x 3.96m (14'7" x 13'0")

Double glazed window to front, Oak flooring, radiator, integrated fridge.

Preparation Room:

5.66m x 1.85m (18'7" x 6'1")

Stainless steel worksurfaces, twin sink units, commercial dishwasher, opening to kitchen.

Kitchen:

4.98m x 3.66m (16'4" x 12'0")

Double glazed window to rear and side, a fully equipped commercial kitchen, stainless steel worksurfaces, twin sink units, range cooker with 6 gas burners, commercial kitchen extraction canopy, stable style door to rear.





First Floor Flat:

Landing:

Oak flooring, entrance to loft, radiator.

Lounge:

5.33m x 4.34m (17'6"/15'1" x 14'3")

Two double glazed windows to front and rear, Oak flooring, feature fireplace, (no radiator).



Kitchen/Breakfast Room:

4.06m x 2.54m (13'4" x 8'4")

Double glazed window and double glazed glass panel door to rear leading out to decking patio area, fitted with a range of wall and base units, single bowl sink unit and draining board, plumbing for washing machine, wall mounted gas boiler providing domestic hot water and central heating (with the exception of two rooms), breakfast bar, cupboard housing hot water tank.

Bathroom:

3.15m x 1.42m (10'4"/4'2" x 4'8")

Double glazed obscure window to rear, suite comprises panelled bath with shower over, pedestal wash hand basin, WC, radiator.

Bedroom One:

4.83m x 3.2m (15'10" x 10'6")

Two double glazed windows to front, radiator.



Bedroom Two:

4.47m x 4.19m (14'8" x 13'9")

Two double glazed windows to front, radiator.

Bedroom Three:

4.8m x 3.15m (15'9" x 10'4")

Double glazed window to rear, radiator.

Study/Office:

4.37m x 2.64m (14'4"/11'9" x 8'8"/6'3")

Two double glazed windows to front, built in cupboard, no radiator.



All measurements are approximate and for display purposes only



Address

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