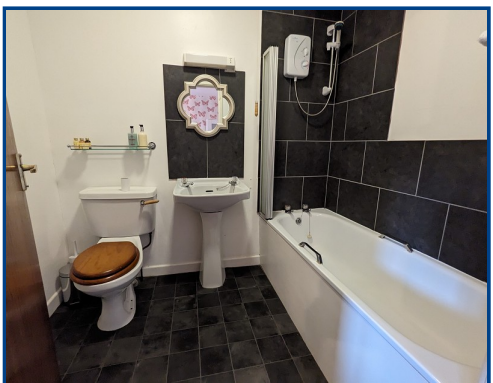




**Penybont Inn
Llanfynydd
Carmarthen
SA32 7TG**

Offers In Region Of **£350,000**



- Characterful Country Inn & Restaurant
- Lovely Riverside Rural Village Setting
- Large Property & Huge Potential On Offer
- Bar Area, Restaurant & 7 Letting En Suite Guest Bedrooms
- Large Owner's Accommodation Suite
- Function Room For Approx. 120 Persons
- Significant Recent Investment By Owner's
- Ripe To Develop The Business Further
- Large Customer Car Park At Rear
- Close Proximity To Brechfa Forest & Llandeilo

General Description

A characterful riverside public house/B&B with excellent potential on offer located within the picturesque rural village of Llanfynydd within Carmarthenshire, being within close proximity to both the Brechfa Forest renowned for it's outdoor pursuits and the Brecon Beacons National Park. The premises offers large open plan bar area with separate restaurant and large function room. Also included is 7 letting bedrooms all with en suite facilities together with owners accommodation suite. Outside there is a good sized customer car park at rear.

EPC Rating: B28

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Llanfynydd, Carmarthen, Carmarthenshire.

Property Description

An ideal opportunity of acquiring a very attractive character Inn/restaurant offering huge potential for the purchaser being ripe for development to move the business forward. The current owners have recently invested significantly on the premises including extensive roof works, new catering fully equipped kitchen and refurbishment on some of the letting guest bedrooms.

The spacious accommodation provides large open plan bar area, restaurant/dining area with character features including beamed ceilings and exposed stone walling, fully equipped catering kitchen, large function room at rear for approx. 120 persons being ideal for wedding receptions, parties, meeting conference room etc. Also included on the first floor are 7 letting bedrooms all with en suite facilities having great potential to generate good income. Owner's accommodation provide kitchen, large living room with vaulted ceiling, study, 3 bedrooms two with en suite facilities.

The property is located within beautiful rural surroundings having a lovely riverside setting being within easy travelling distance to the Brechfa Forest with lovely walks, cycle paths, mountain biking etc. The lovely Aberglasney Gardens and country mansion is only some 6 miles away, with the pretty boutique market town of Llandeilo some 8 miles distance. The town of Carmarthen and the carriageway is only 12 miles away offering a good range of amenities and facilities.

CTFCP

Customer Reception Area (5' 11" x 5' 10") or (1.80m x 1.78m)

Glazed double entrance doors, tiled flooring, fitted reception counter, doors to:

Open Plan Bar/Lounge Area (32' 03" x 16' 00") or (9.83m x 4.88m)

Most spacious split level bar/lounge area with solid timber fitted ser very counter bar, solid timber flooring, double aspect windows, 3 radiators, exposed beamed ceiling, feature fireplace, exposed beam ceiling, wall lighting.

Restaurant (24' 07" x 16' 03") or (7.49m x 4.95m)

Solid timber flooring, fireplace with wood burner stove, exposed beam ceiling, fitted chef's counter, 2 radiators, 2 windows to front, deep timber window sills, access through to:

Catering Kitchen (23' 06" x 6' 09") or (7.16m x 2.06m)

Fully equipped stainless steel catering kitchen with commercial oven, electric grill, 3 induction hobs, bespoke charcoal grill, extractor canopies, dish washing unit, 2 fridges, glass washer, ice and coffee machines, access through to:

Wash Room (10' 06" x 5' 06") or (3.20m x 1.68m)

Stainless steel sink units with mixer tap, access through to:

Function Room (47' 09" x 32' 03") or (14.55m x 9.83m)

Covers for approx. 120 persons, fitted ser very bar, ideal for wedding reception, parties or conference meetings, doors to:

Store Room (26' 03" x 17' 10") or (8.00m x 5.44m)

Formerly the kitchen, ideal for storage purposes or gymnasium etc, access through to store and freezer rooms.

Inner / Rear Hallway

Access to Ladies & Gents WC's and store room, beer cellar, side exterior door, stairs to first floor letting bedrooms.

First Floor Letting Bedrooms

With landing area and fire escape doors, leading to 7 letting bedrooms being all double rooms with en suite bath and shower rooms.

Owners Accommodation

Which can be accessed from the bar area or from the first floor letting bedrooms, the accommodation is totally self contained and provides as follows:

Landing

Stairs to ground floor and access to guest bedrooms, doors to:

Kitchen (25' 00" x 7' 06") or (7.62m x 2.29m)

Range of base and wall cupboards, sink unit with mixer tap, built in electric oven with 4 ring hob, fridge space, 2 windows to rear, plumbing for washing machine, access through to:

Living room/Dining Area (24' 05" x 16' 01") or (7.44m x 4.90m)

Most spacious room with high vaulted beam ceiling, 2 windows to front, 2 radiators.

Study (16' 08" x 6' 05") or (5.08m x 1.96m)

Velux style window.

Bedroom 1 (15' 05" x 10' 00") or (4.70m x 3.05m)

Radiator with en suite facility.

Bedroom 2 (15' 05" x 9' 00") or (4.70m x 2.74m)

Radiator, window to side.

Bedroom 3 (18' 02" x 12' 08") or (5.54m x 3.86m)

Double aspect windows, radiator, built in cupboard, door to en suite (requiring completion works).

Outside

Side tarmac lane leading up to side of property and to good sized rear customer car park.

Right Of Way

We have been informed by the owners that a neighbour has a right of way vehicular access over the side lane leading up to the car park at rear.

Services

Mains electricity, mains water, mains drainage, biomass heating system, double glazed windows.

Tenure

Freehold

Council Tax

A

Directions

From Carmarthen take the main A40 Llandeilo road and continue on through the villages of Nantgaredig and Cothi Bridge. On leaving Cothi Bridge take a left turning at small junction signposted Llanfynydd and continue on this country lane for 5 miles until arriving at Llanfynydd. The property will be found directly in front just after the bridge.

