

BOWEN

PROPERTY SINCE 1862



Asking Price: £395,000

Country public house with 3 en suite guest rooms & separate owner's living accommodation

The Swan Inn, Pontfadog, Llangollen,
LL20 7AR

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General Remarks

An excellent opportunity to purchase a thriving country public house, benefiting from a traditional bar, restaurant and 3 ensuite letting rooms together with a separate living accommodation. 'The Swan Inn' is located in the heart of the village of Pontfadog, in the picturesque Ceiriog Valley, yet is within easy reach of the larger towns of Oswestry, Llangollen & Wrexham as well as the A5 & A483 trunk roads. The property also benefits from catering kitchen, beer garden, storage yard and off road car parking.

Location: The Swan Inn is situated in the centre of the popular border village of Pontfadog, in the picturesque Ceiriog Valley. The village has a selection of local amenities including a Shop/Post Office, Garage and Church. Glyn Ceiriog is also close at hand and offers a range of amenities including a Primary School, Shop/Post Office, Doctors Surgery, Pharmacy, Sports Centre, Hotel and two Public Houses. The nearby towns of Chirk, Llangollen and Oswestry offer more comprehensive ranges of facilities and amenities, whilst there is easy access onto the A5/A483. These routes provide direct links to the larger towns of Wrexham, Shrewsbury, the City of Chester and the motorway network beyond. The train station at Chirk offers services to Birmingham and Manchester.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

The property is believed to date from at least 1826 and has been extensively renovated by the current owners. The accommodation briefly comprises:

Entrance Porch:

Main Bar: 28' 5" x 14' 7" (8.65m x 4.45m) With fitted Bar, woodburner, Tiled floor, panelling to walls, exposed beams to ceiling and fitted TV.

Restaurant: 30' 9" x 11' 11" (9.36m x 3.63m) Fitted Bar (joining main bar), exposed timber floors, partly glazed door to outside. Double doors into:

Kitchen Hallway: 11' 1" x 4' 0" (3.39m x 1.21m) With glazed door to outside and door into:

Utility/Washing Area: 6' 5" x 5' 3" (1.95m x 1.60m) Double stainless steel sink and drainer.

Kitchen: 13' 2" x 12' 4" (4.02m x 3.77m) Propane Gas fired stove with six ring burner, extractor hood above, two fridges, stainless steel counters. Doors off main bar to:

Rear Hallway: Door leading to outside, Belfast sink and radiator.

Male WC: 8' 3" x 6' 9" (2.51m x 2.06m) Radiator, urinals, wc and tiled floor.

Female WC: 7' 10" x 6' 7" (2.39m x 2.01m) WC, wash hand basin on vanity pedestal and tiled floor.

Rear Bar: 16' 7" x 7' 6" (5.05m x 2.29m) With stairs to 1st floor and stainless steel sinks. Opening into:

Cellar: 9' 7" x 9' 1" (2.91m x 2.76m)

First Floor Entrance Hall: 6' 10" x 7' 6" (2.08m x 2.29m) Leading off the Beer garden is an Entrance into the First floor with space & plumbing for washing machine and tumble drier.

Laundry Room: 11' 11" x 5' 10" (3.63m x 1.78m) Oil fired boiler and hot water cylinder.

Guest Bedroom One: 15' 3" x 10' 11" (4.65m x 3.32m) Radiator, shower cubicle with tiled surround, door into: Seperate WC. Pedestal wash hand basin and low level flush wc.

Guest Bedroom Two: 11' 8" x 11' 5" (3.56m x 3.49m) Radiator and door into: Ensuite with low level flush wc, shower cubicle and pedestal wash hand basin.

Guest Bedroom Three: 12' 3" x 10' 2" (3.73m x 3.11m) Radiator. Door into Ensuite, Low level flush wc, shower cubicle and wall mounted wash hand basin.

Communal Bathroom: 6' 6" x 3' 6" (1.99m x 1.07m) (2.39m x 1.05m) Low level flush wc, pedestal wash hand basin, shower cubicle and radiator.

Owner/Managers Flat: With separate access leading off the communal landing into:

Kitchen: 11' 5" x 9' 11" (3.49m x 3.03m) Fully fitted kitchen with matching eye level wall cupboards and base units with worktop over. Space for cooker with extractor hood over. Breakfast bar, space and plumbing for dishwasher and Velux roof window. Opening into:

Inner Hallway: 7' 6" x 7' 2" (2.28m x 2.18m) Stairs to Attic Room and doors of to:

Dining Room: 9' 7" x 11' 10" (2.91m x 3.61m) Radiator and door off to:

Bedroom Two: 11' 8" x 9' 9" (3.56m x 2.98m) Radiator.

Bedroom One: 18' 3" x 11' 1" (5.56m x 3.37m) Juliet balcony.









Bathroom: 8' 2" x 6' 1" (2.49m x 1.85m) Roll top bath with shower attachment, low level flush wc, wash hand basin on vanity pedestal and heated towel rail. Access off Inner Hall to:

Attic Storage Room: 18' 3" x 8' 5" (5.57m x 2.56m max)

Front Garden: To the front of the front of the property is a tarmac area currently used as a seating area.

Side Garden: To the property is a further seating area, part of which has been covered and lies adjacent to a small stream. Part of this area used to provide additional accommodation for the building itself and could easily

allow expansion of the main bar, subject to any necessary planning consents.

Storage Area/Private Garden: To the other side of the building is a further garden/yard which is currently used as a private garden and storage area with an open fronted storage shed and a further:

Storage Shed: 11' 0" x 5' 5" (3.35m x 1.64m) Light and power laid on.

Parking Area: We are informed that the property benefits from the right to park 10 vehicles in the village car park on the opposite side of the main road.

The Current Business: The public house has been run by the same family since 2017, in which time significant renovations and business growth have taken place. The pub has an excellent reputation from both locals and those visiting the area, with the area renowned for outdoor and country pursuits. The business also offers further potential for growth with extended opening hours, advertising and growth of the letting business. For further accounting information please contact the Selling Agents.

Services: We are informed that the property is connected to mains electricity, water and drainage. Oil fired central heating throughout. LPG gas bottles supply the kitchen.

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.

Business Rates: We are informed that the Current rateable value (1 April 2023 to present) is £8,100. Please note that this is not the amount payable and certain reliefs may also be available.

Council Tax Band 'B'

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

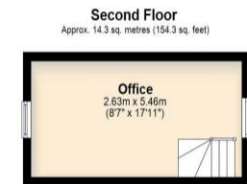
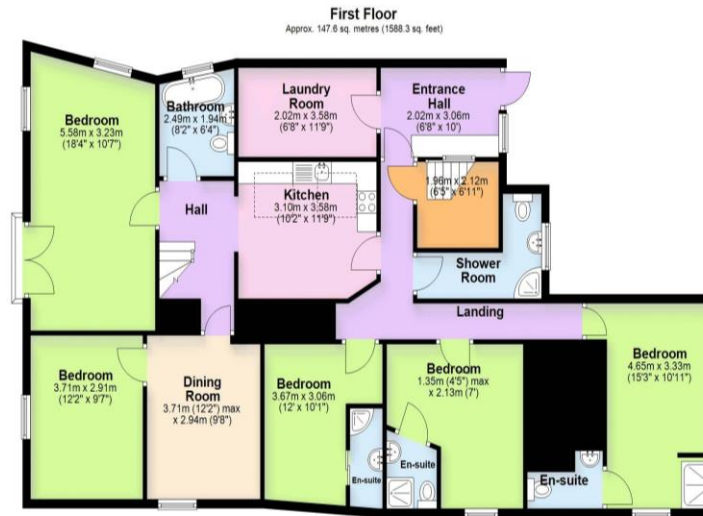
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EPC Rating: Awaiting EPC assessment.

Agents Note: All goodwill is included within the sale price with extensive bookings already taken for the next 12 months. All fixtures and fittings listed in these sales details are included within the quoted sale price. Any other furniture is available be separate negotiation with Stock at Valuation in addition.

Directions: From our agent's Chirk office turn onto Castle Road and proceed out of the town on the B5400 for Pontfadog and Glyn Ceiriog. On entering the village of Pontfadog, the Swan Inn will be found on the right hand side.



Total area: approx. 288.0 sq. metres (3100.3 sq. feet)

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