

Narberth Office:

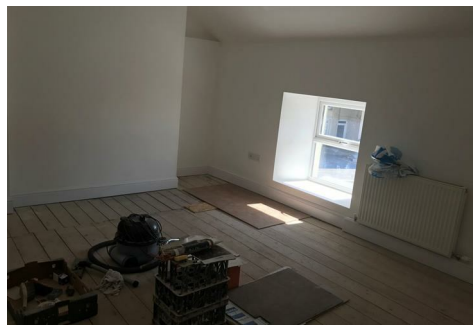
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The Cross Inn Efailwen, Clynderwen, SA66 7XB

£279,950

A PARTIALLY RENOVATED PUBLIC HOUSE IN A PROMINENT LOCATION.

Ground Floor of Bar and Snug/Dining Area. Cellar. Kitchen & W.C.'s.

First Floor: 2X Bedrooms and Bathroom.

External Store and Parking Area.

Ideally suited for someone looking for a commercial project.

SITUATION:

The Cross Inn occupies a prominent roadside location at Glandy Cross on the A478 Narberth to Cardigan roadway, approximately 8 miles or so north of the A40 at Penblewin roundabout and some 3 – 4 miles or so south of the large village of Crymych, which has the benefit of a reasonable range of local services that cater for everyday requirements. The Cross Inn, as its name suggests, is situated on the crossroads within Glandy Cross opposite a busy garage and convenience store, which serves a wide community.

DIRECTIONS:

From our Narberth Office travel north on the A478 towards Cardigan and The Cross Inn will be seen at Glandy Cross opposite the garage/convenience store.

DESCRIPTION:

The Cross Inn comprises a detached property that is predominantly traditionally constructed and which has been partially renovated but requires some further work in order to realise its fully potential.

The property occupies a prominent position and includes the following accommodation:

Bar and Snug 13'9" x 27'0" (4.2 x 8.25)



overall) and opening into:

Small Dining Area 8'2" x 8'10" (2.5 x 2.7)

Having a uPVC double glazed door and two windows to the fore, part quarry tiled floor, fireplaces and radiators and character provided by an open beamed ceiling, together with part exposed walls.

Bar 11'1" x 6'10" (3.4 x 2.1)

Opening into the main area and having a washbasin, together with a radiator.

Cellar 14'5" x 6'10" (4.4 x 2.1)

With radiator. Rear access door, 'Belfast' sink and window to the side.

Kitchen 11'1" x 13'5" (3.4 x 4.1)

Ideally suited for fitting out as a commercial kitchen with window to the side and radiator.

Rear Lobby

With storage area and rear hallway with door to the rear.

Disabled W.C.

With wash hand basin and extractor fan.

Ladies and Gents W.C.'s.

First Floor

Bedroom 1 13'5" x 14'1" (4.1 x 4.3)

With radiator, storage cupboard and recessed ceiling lights.

Bedroom 2 8'2" x 13'1" (2.5 x 4)

With radiator and recessed ceiling lights.

Bathroom

With towel rail style radiator, bath with 'Mira' shower over, W.C., wash hand basin and extractor fan

EXTERNALLY:

As mentioned above, the premises occupy a prominent roadside position. To the rear is a small off road car parking area and it should be noted that the main car park is not included but may be available to rent in the short term.

There is a useful stone built storage area together with a smoking shelter.

TENURE:

Freehold with vacant possession upon completion.

LOCAL AUTHORITY:

Carmarthenshire County Council.

SERVICES:

Mains water, electricity and drainage are connected and the property benefits from full uPVC double glazing together with full oil fired central heating.

GENERAL REMARKS:

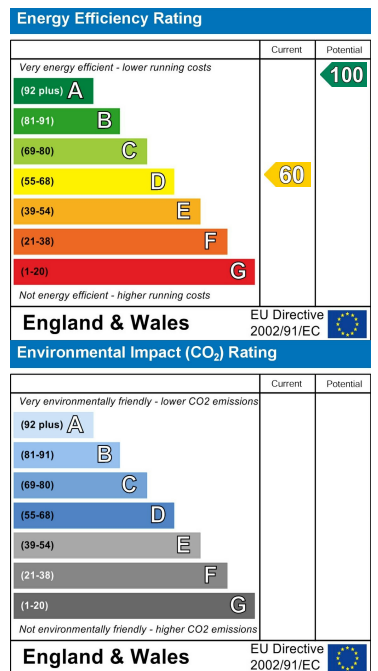
This is an opportunity to acquire a partially renovated public house that offers potential purchasers the opportunity to put their own stamp on what has historically been a popular public house. The current A3 use allows for other food and drink outlets as a cafe, restaurant or take away. Other commercial or community projects may be possible subject to planning. The property offers deceptively spacious accommodation that does require completion works to include fitting out of bar, commercial kitchen etc. Viewing is recommended.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.