



Pontamman Road, Pontamman, Ammanford, SA18

Offers Over £500,000



Calow Evans
Estate Agents

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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,

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.





Address

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Office Contact

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