



The Cross Keys Inn & Flat, 78 Cwmamman Road, Glanamman

£160,000



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

The Cross Keys Inn & Flat, 78 Cwmamman Road, Glanamman

A former public house with excellent development potential situated in the heart of the village of Glanamman. This substantial property is no longer trading offering extensive and versatile accommodation with significant potential for a variety of future uses subject to the necessary planning permissions/ consents and ancillary facilities presenting an exciting opportunity for reinstatement as a licensed premises or alternative commercial venture. To the first floor is a spacious self contained flat offering flexible living accommodation. The size and configuration of the property may lend itself to conversion into a House in Multiple Occupation (HMO), guest house or bed and breakfast accommodation (stpp). Situated in a prominent location this is an ideal investment for developers/investors.





Entrance Vestibule:

Door to games room.

Games Room & Bar:

7.26m x 6.12m (23'10" x 9'5"/20'1")

Double glazed window to front, two double glazed windows to side elevation, bar area with beer pumps, door to cellar, stairs to first floor, two double panel radiators.

Ladies WC:

Two WC's, wash hand basin, radiator.





Lounge & Bar:

7.85m x 6.93m (25'9" x 15'6"/22'9")

Double glazed windows to both side elevations, bar area with beer pumps, side exit door, two double panel radiators.

Gents WC:

Double glazed window to side, four urinals, WC cubicle, double panel radiator.

Rear Lobby:

Double glazed window to side, access to beer garden and smoking area.

First Floor Landing:

Three double glazed windows, entrance to loft, built in cupboard.

Bedroom One:

4.37m x 4.14m (14'4" x 13'7")

Double glazed window to front, fitted wardrobes, double panel radiator.

Bedroom Two:

3.12m x 3.07m (10'3" x 10'1")

Double glazed windows to front and side elevations, double panel radiator.

Bedroom Three:

3.89m x 3m (12'9" x 9'10")

Double glazed window to side, single panel radiator.

Kitchen:

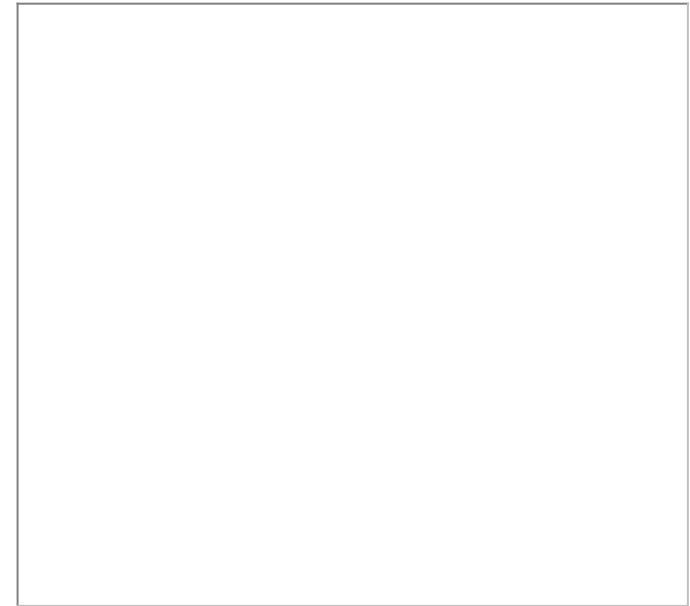
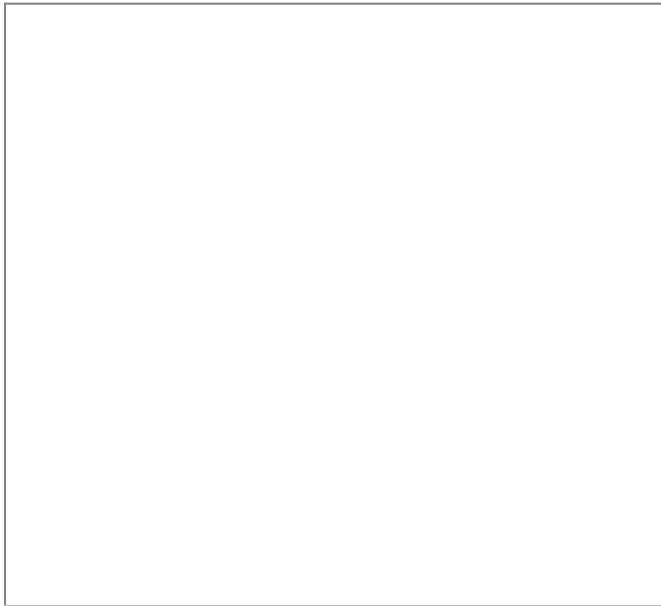
3m x 3m (9'10" x 9'10")

Double glazed window to rear, fitted with wall and base units, 1½ bowl sink unit and draining board, plumbing for washing machine, cooker space, part tiled walls.

Bathroom:

3.02m x 2.08m (9'11" x 6'10")

Double glazed obscure window to side, suite comprises panelled bath, WC, pedestal wash hand basin, part tiled walls, single panel



Basement:

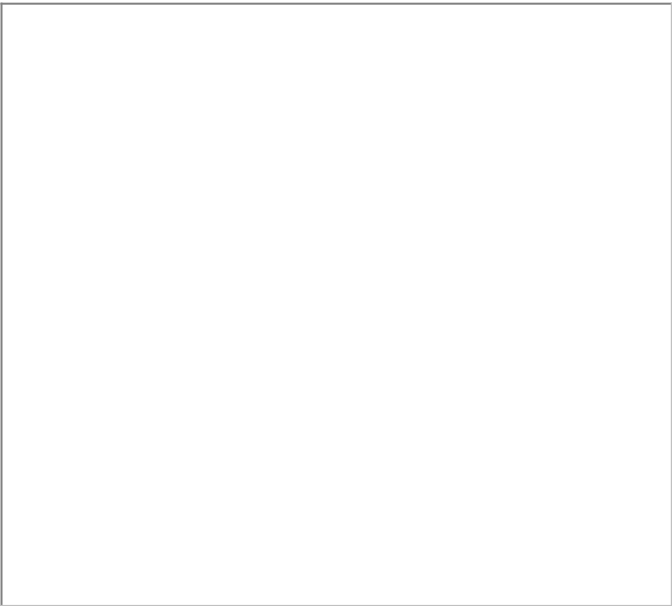
Steps down to three cellars.

Cellar One:

Sink unit, door to rear, fully equipped commercial cellar designed to support the efficient operation of licensed premises, gas boiler.

Cellar Two:

Store room.



Cellar Three:

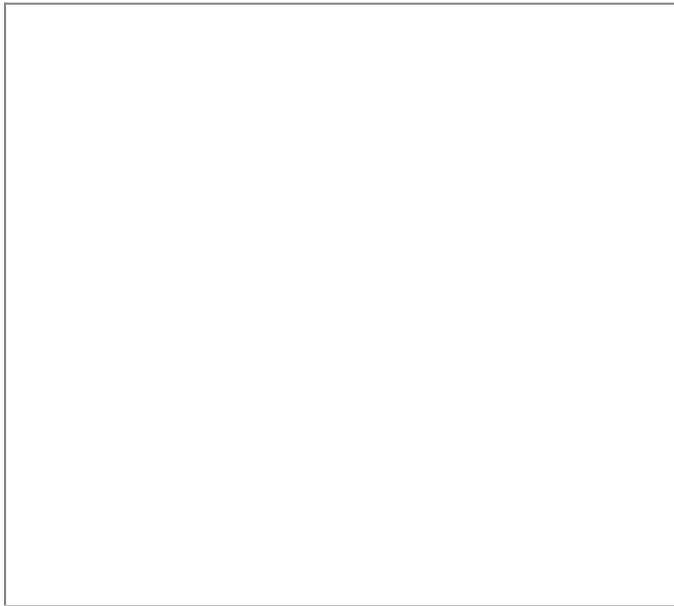
Steps up to store room.

Externally:

Gated entrance to beer garden and smoking area. Front paved driveway.

Services:

We are advised all mains services are connected.



Tenure:

Freehold.

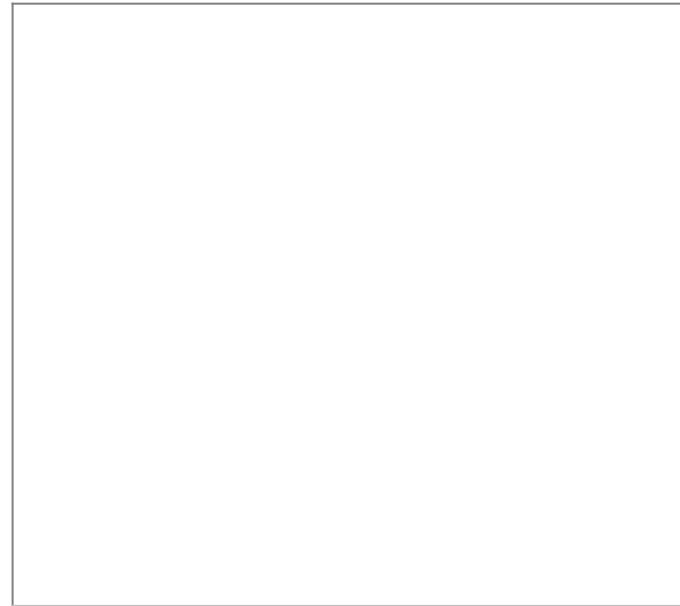
Council Tax:

A.

Rateable Value:

Current rateable value (1st April 2026 to present) £3,650

Small business rate relief may apply (tbc).



**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128