



## **Cefn Hafod, Gorsgoch, Llanybydder SA40 9TE**

**Offers in the region of £325,000**

**\*\* WELL ESTABLISHED COUNTRY PUBLIC HOUSE &  
RESTAURANT \*\***

**Option To Lease**

**Traditional Extended 3 Bed Pub Business Currently Closed  
Separate 3 Bed Modern Family Home & Letting Potential (STP)**

**EJ/WJ/63043/020518**

**DESCRIPTION**

**\*\*POPULAR WELL ESTABLISHED COUNTRY PUBLIC HOUSE/ RESTAURANT (CURRENTLY CLOSED FOR BUSINESS) & SEPARATE MODERN 3 BED FAMILY HOME - GOOD POTENTIAL\*\***

**\*\* ALSO AVAILABLE FOR LEASE - TERMS TO BE NEGOTIATED \*\***

A most substantial village public house/restaurant located within the rural village of Gors Goch being only approx 25 minutes from the popular Cardiganshire coastline at New Quay. The proprietors has recently closed the business (July 2018) having excellent potential to reopen and expand further. Comprises a traditional extended 3 bedroomed public house with public bar area and restaurant having covers for approx 50, with games room adjoining. Also included at the rear is a separate adjoining modern 3 bed family home which could be used independently (with letting potential), or as a two - family home. Outside there is a large customers car park with small beer garden.

**GENERAL**

The property provides prospective purchasers with the opportunity of acquiring a well established public house/ restaurant, The premises has recently (July 2018) closed for business and can be reopened immediately being ready for immediate occupation. Having been in the same family hands for nearly 60 years, the present occupiers established a good local trade with small functions and darts/pool teams. The property is located on the B4338 between Llanybydder and Synod Inn and approximately 9 miles from the University

and shopping town of Lampeter. The area provides provides easy access to many popular beaches and resorts within Cardigan Bay area, and being within easy travelling distance to both the larger towns of Carmarthen and Aberystwyth.

**PUBLIC HOUSE**

Of traditional construction with rendered elevations with a more recent cavity rear addition. The dwelling benefits from oil fired central heating system and double glazing and the accommodation provides as follows.

**PUBLIC BAR AREA**

15m x 6m (overall) (49'3" x 19'8" (overall))  
Part tiled and carpeted floor, part panelled walls, fixed bench and loose seating, access through to rear games area with darts and pool sections, rear exterior door.

**LOUNGE BAR/ RESTAURANT (L SHAPED)**

12m (max) x 7m (max) (39'4" (max) x 23'0" (max))  
Traditional fixed and loose seating for approximately 50 covers, carpeted floor, central bar servery, access to rear hall, access through to;

**CATERING KITCHEN**

Equipped with a selection of stainless steel catering effects and work surfaces, tiled floor, panel walls, dry store off, rear exterior door.

**LADIES & GENTS WC'S**

Having access off the rear hallway.

**BEER CELLAR**

Located at the rear of the public house.

**FIRST FLOOR ACCOMMODATION**

Doors to;

**BATHROOM**

Modern suite comprising bath, shower cubicle, wash hand basin, WC.

**BEDROOM 1**

Fitted wardrobes, window to front, radiator.

**BEDROOM 2**

Window to front, radiator.

**BEDROOM 3**

A large double room, fitted wardrobes, 2 windows to front, radiator.

**MEZZANINE OFFICE AREA**

Velux window, radiator, interconnecting door to;

**ADJOINING FAMILY HOUSE**

Located at the rear of the public house and is interconnected or could be split if required. The property is of traditional construction with rendered and painted elevations lying under a slated roof and benefiting from oil fired central heating system and double glazing. The well proportioned family sized accommodation provides as follows.

**ENTRANCE HALL**

Timber block flooring, radiator, access to first floor, door to;

**LIVING ROOM**

Double aspect windows, timber effect flooring, radiator, door to;

**OPEN PLAN KITCHEN/ DINER**

Fitted with a range of wall and base units with worktop over, single drainer sink unit and mixer tap, window to front, radiator, tiled floor, door to;

**UTILITY ROOM**

Fitted base units, radiator, exterior door, door to;

**STORE ROOM**

Ideal for use as shower room, but not currently fitted.

**RECEPTION ROOM/ BEDROOM**

Window to side, radiator. This room could ideally used as a ground floor bedroom being ideal for elderly family members etc.

## **FIRST FLOOR LANDING**

Doors to;

## **BEDROOM 1**

Dormer window to front, radiator.

## **BEDROOM 2**

Window to front, radiator.

## **BEDROOM 3**

Spacious bedroom with double aspect windows, radiator, built-in under eaves storage.

## **BATHROOM**

Modern suite comprising bath, shower cubicle, low level flush WC, wash hand basin, radiator.

## **EXTERNALLY**

Small forecourt area with tarmac based driveway to the side of the public house leading up to the large tarmac base customer car park with spaces for approximately 20 vehicles. Small beer garden with seating area and astro turf garden and customer seating.

## **THE BUSINESS**

The public house has been in the same family hands for nearly 60 years and business has recently closed (July 2018). The premises offers great potential to reopen and expand further to generate more income.

## **LICENCE**

We are informed by the owners that a premises licence is held.

## **PLEASE NOTE**

Please (Please)

There is an option to lease the property if required - terms to be negotiated.

## **SERVICES**

We are advised that mains water, electricity and drainage are connected to the property. Separate private water supply via well. LPG gas for cooking. Oil fired central heating system.

## **VIEWING**

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@johnfrancis.co.uk

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From Lampeter, take the A475 Newcastle Emlyn Road and continue out for 3 miles until arriving at Llanwnnen. Proceed straight through and carry on for another 2 miles until arriving at Dre Fach. Turn right at the junction and proceed on for some 1 mile until arriving at Cwrtnewydd, and proceed through and carry on another 2 miles until arriving at Gors Goch. Proceed through the village and the property will be found further along on the right hand side.

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**John.**  
**Francis**