

NEW
INSTRUCTION



Red Lion Hotel, Pontrhydfendigaid, Ystrad Meurig SY25 6BH

Offers in the region of £295,000

Village Pub With Accommodation
7 Letting Rooms
Large Car park and Outdoor Space
Good Tourist Market
Bar Recently Refurbished

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

A substantial popular village pub with 7 letting rooms, large car park, green and children's play area. The property has a good roadside location with excellent passing trade from locals and tourists alike. Local attractions include the Cors Caron Nature Reserve, Devils Bridge Waterfalls, Wales Coastal Path, Strata Florida Abbey and Hiking in the Cambrian Mountains. Poinrhydfendigaid is a pretty village located approximately 15 Miles from the coast at the foothills of the Cambrian Mountains Range.

VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail aberystwyth@johnfrancis.co.uk

OUR OFFICE HOURS

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

FACEBOOK & TWITTER

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TENURE

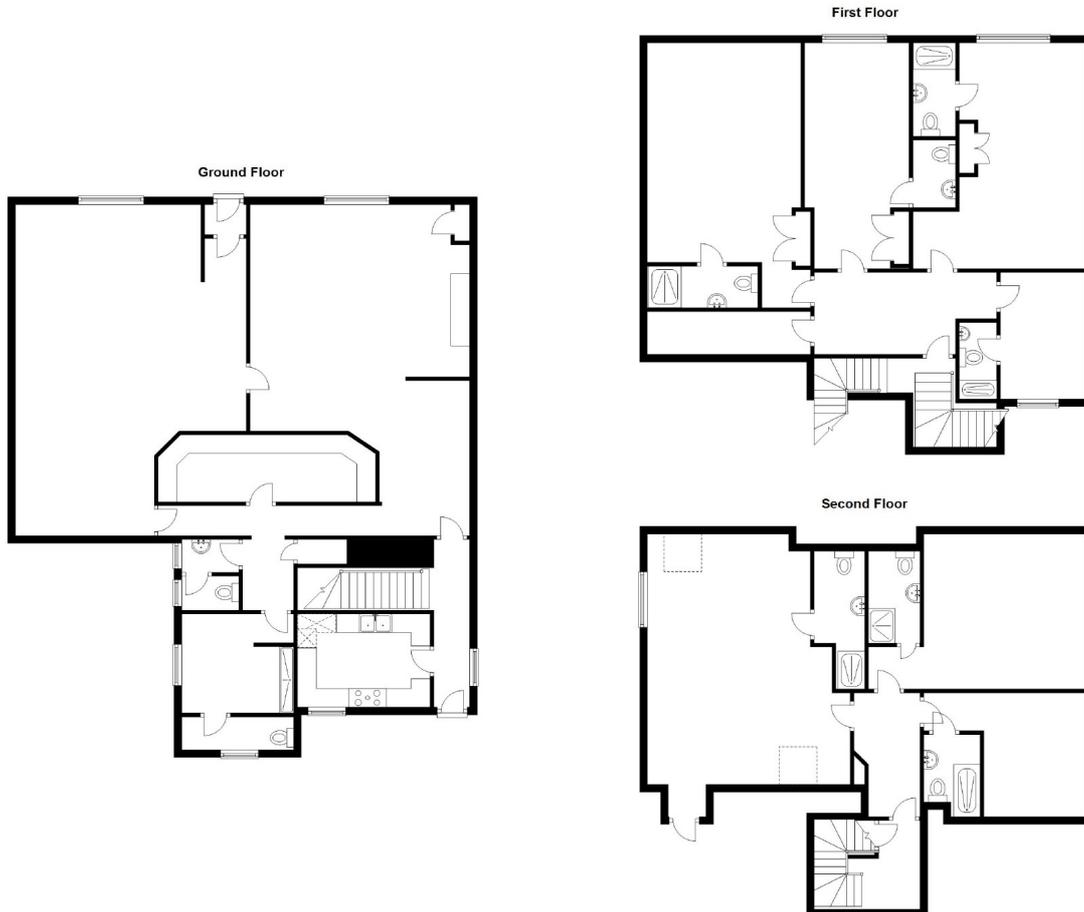
We are advised that the property is Freehold

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 Aberystwyth, Pontrhydfendigaid is best approached by proceeding south on the A487 turning left in Southgate and immediately right onto the B4340 continue on this road passing through, villages of Abermagwr, Trawscoed, Tynygraig and onto Pontrhydfendigaid. Continue through the village where the property can be seen on the right just before the bridge.



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John.
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