



## The Red Lion Inn, Aberaeron SA46 0HA

Offers in the region of £300,000

Village Pub with Owners Accommodation,  
Car Park & Private Parking with Garage,  
Great Potential for Investor,  
Nice Village Location Close to Coast,  
EER - TBC

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**KE/WJ/82870/060721**

### **DESCRIPTION**

A traditional public house adjoining the busy A487 main coastal road and having an excellent trading location within the popular village of Ffosyffin being within 1 mile of the picturesque Harbour Town of Aberaeron. The property offers great potential with open plan front bar area and restaurant/dining area, retaining many character features but in need of some renovation and modernisation works. On the first floor is owners accommodation with bathroom and separate toilet, living room, and 2 bedrooms with a potential for 3 as one is currently used as a utility space. The grounds are lovely with patio seating area and lawns with flower borders with mature shrubs and trees. There is a good size carpark with potential for future development STPC. EER - TBC

### **LOCATION**

Located along the A487 in Ffosyffin within 1 mile of Aberaeron. The village has a few amenities including large convenience store, car sales garage, church and regular bus stop. The Red Lion has been popular for locals and tourists alike coming from nearby camping and caravan sites. Future development provides a great opportunity for a potential investor.

### **ENTRANCE**

Entered via door to front, double glazed window, door to;

### **BAR**

23' x 17'8 (7.01m x 5.38m) Double glazed window to front and rear, multi fuel stove, tiled laminate flooring, exposed feature stone wall, fixed bench and loose seating, bar shelving, door leading to stairs, door to;

### **RESTAURANT AREA**

24'3 x 13'7/8'6 (7.39m x 4.14m)

Double glazed windows to front and rear, multi fuel stove with back boiler servicing the domestic hot water and central heating system, radiator.

### **KITCHEN**

10'7 x 8'8 (3.23m x 2.64m) Double glazed window to rear, external door, fitted kitchen with range of wall and base units with worktop over, stainless steel sink and drainer, shelving, wash hand basin.

### **FIRST FLOOR LANDING**

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Access to loft, storage cupboard, doors to;

### **BEDROOM/CURRENTLY UTILITY ROOM**

9'6 x 8'4 (2.90m x 2.54m) Double glazed window to rear, space and plumbing for washing machine and tumble dryer, airing cupboard housing hot water tank.

### **BATHROOM**

5'6 x 4'6 (1.68m x 1.37m) Double glazed frosted window to rear, fitted suite comprising bath with electric shower over, wash hand basin, localised tiled walls, electric towel radiator.

### **SEPARATE WC**

Double glazed frosted window, low level WC, wash hand basin.

### **BEDROOM**

9'9 x 9'4 (2.97m x 2.84m) Double glazed window to rear, radiator.

### **BEDROOM (L SHAPED)**

13'7 x 11'5/7'2 (4.14m x 3.48m) Double glazed window to front and side, radiator.

### **BEDROOM**

9'6 x 6'9 (2.90m x 2.06m) Double glazed window to front.

### **LOUNGE/BEDROOM**

13'6 x 8'7 (4.11m x 2.62m)

Dual aspect double glazed windows to front and side, radiator.

### **EXTERNALLY**

A good size parking area (potential for development STPC) neighbour has right of way to gateway we are advised this is not regularly used. There are lovely gardens to the side and rear mainly laid to lawn with mature shrubs, trees and flower borders. Owners parking to the side and in front of the garage.

### **SERVICES**

We are advised mains water electricity & drainage are connected. Please note there is a right of way over the carpark into the field for the farmers use.

### **TENURE**

Freehold with Vacant Possession upon Completion of the Purchase.

### **VIEWING**

By appointment with the selling Agents on 01545 570990 or e-mail aberaeron@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 Aberaeron Proceed South along the A487 travelling approximately 1 mile into Ffos Y Ffin. The property can be found on the left hand side.