



Baili Glas Inn

Twynirodyn Road, Merthyr Tydfil, Glamorgan. CF47 0SD

Tenure: Freehold

Price: £185,000

Ref: 95896

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Edge of town centre freehouse
- Attractive, well presented open plan bar area (64)
- 3 bedroom owners accommodation
- For sale after 30 years in same owners hands

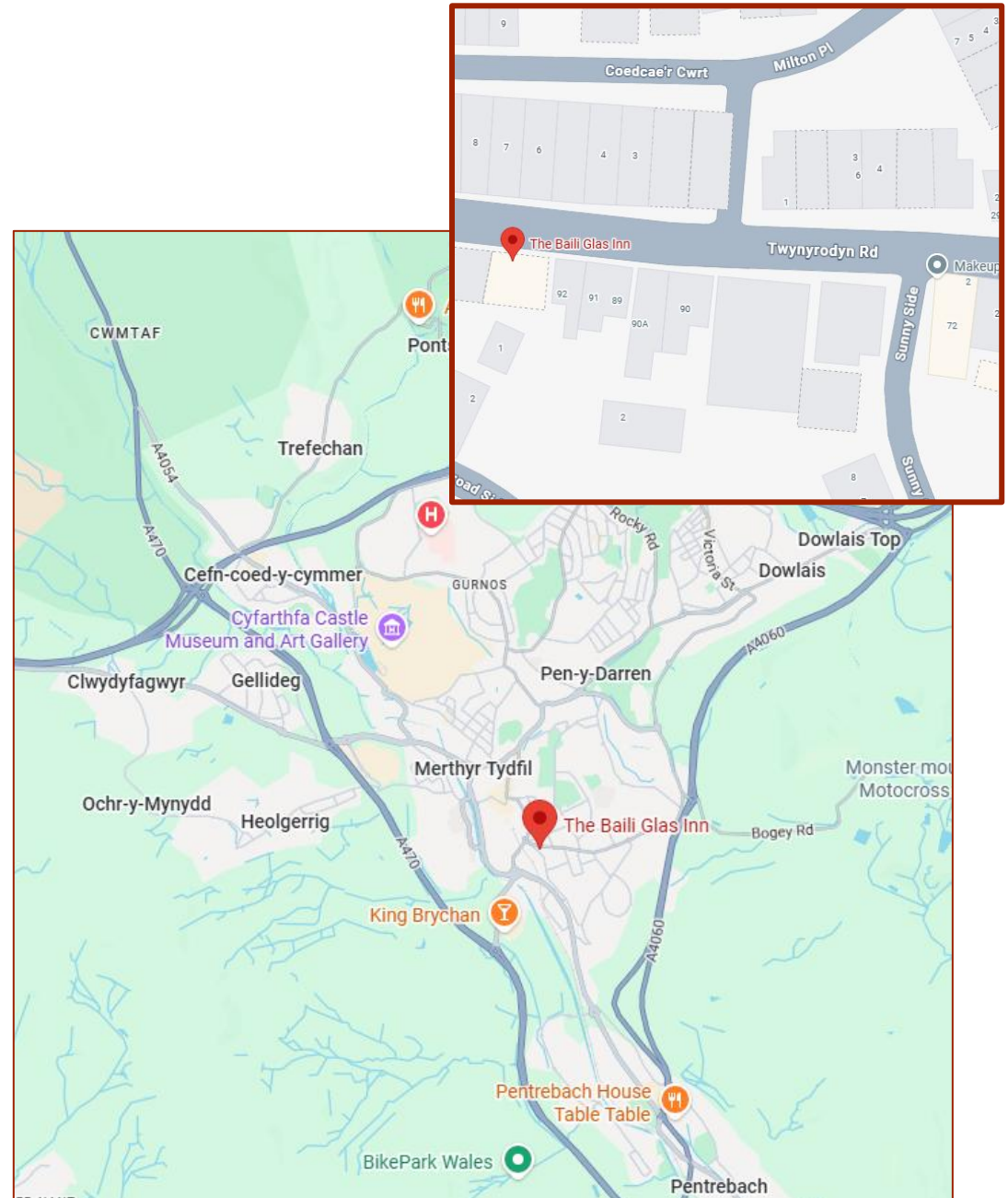
Location

The town of Merthyr Tydfil is synonymous with the Industrial Revolution, not just the latter in the 19th Century, but the early form of industrialisation in the 17th and 18th Centuries when Merthyr Tydfil, with its ironworks, was the largest town in Wales and part of the very origins of industrial Britain. After iron there was steel and the town evolved into a manufacturing centre. Although with the de-industrialisation of Britain during the late 20th and early 21st Century it has become an important administrative centre, the home of the Welsh Government offices. It now has a population of almost 59,000, being the fourth largest conurbation within the Principality, and is also in a strategic location being where the A470 trans-Wales route from Cardiff to Holyhead meets the A465 “Heads of the Valleys”, a continuously dual carriageway link connecting the A40 at Abergavenny (Gateway to Wales) and the M4 at Swansea.

The Property

The subject property, the Baili Glas Inn, is located just off the town centre within walking distance of the main commercial area, but also at the centre of the densely populated traditional residential community of Twyniroden.

The pub is designed for ease of management, being a one bar operation with central servery, and operates a wet sales only trade from relatively limited hours, which offers scope for increase. At first floor there is surprisingly spacious owners accommodation, all well appointed, offering a fine family home. The property is briefly described as follows:-



Trade Areas

GROUND FLOOR

Entrance vestibule providing access into spacious open plan BAR AREA, all arranged around a CENTRAL BAR SERVERY which is the fulcrum of the room. The servery has a panelled front and mirrored display back fitting. There is a LOUNGE AREA with boarded floor, tapestry upholstered fixed wall seating and loose matching dark stained “captain” style chairs currently arranged for approximately 24 customers, including stools to the servery area. LADIES & GENTLEMEN’S TOILETS. Further LOUNGE/BAR AREA which is carpeted throughout, has matching fixed seating and loose “captain” chairs for about 40 customers. There is a darts throw and pool table with light canopy over. WASH-UP/UTILITY ROOM.

BASEMENT

Two-section subterranean BEER CELLAR with delivery access from the front of the premises.

Owners’ Accommodation

FIRST FLOOR

The owners accommodation is well presented and arranged as follows:- Spacious domestic LOUNGE with serving hatch to domestic KITCHEN having fitted units, sufficient space for a small dining table.

BEDROOM 1 (double) with fitted wardrobes. BEDROOM 2 (double), BEDROOM 3 (small double) with fitted wardrobes. BATHROOM with wash basin, WC, corner bath and separate shower.

External

Small rear yard.



The Business

Our clients have owned and operated the Baili Glas Inn as a locals public house for the last 30 years. It is popular with the community and takings for the year ended 30th June 2024 show a turnover net of VAT of £85,720, purely from wet sales. Whilst we have not seen the accounts for the subsequent 12 months we are advised they show an increase. The trade is generated from relatively short hours, with the pub only being open during the evenings, with the exception of Saturdays and Sundays.

The pub is well supported by the local community, being the home of three darts teams and two football teams. There is no reason why this patronage should not be continued and improved upon as our clients, by their own admission as there are at retirement age, have not been promoting the business as much as they once did.

Tenure & Price

FREEHOLD £185,000 to include goodwill, fixtures and fittings.

Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

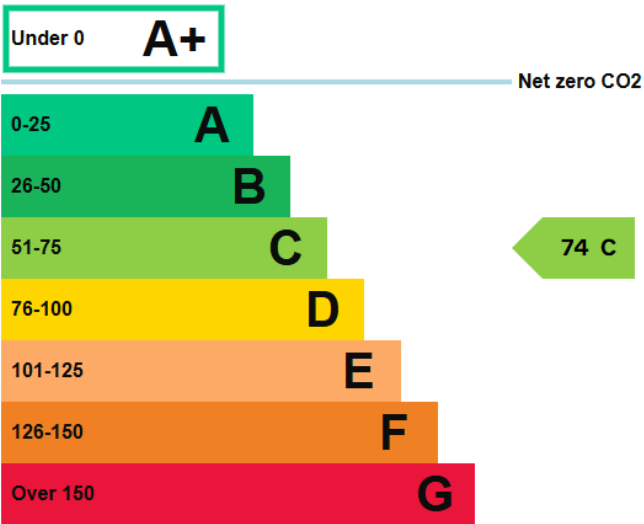
Under the terms of the Premises Licence the business is permitted to retail alcohol between 11am and 12 midnight Sunday to Thursday and 11am to 12.30 am Fridays and Saturdays.

Services

All mains services are connected. Gas fired central heating.

Rateable Value: £4,000 as at 1st April 2026

Local Authority: Merthyr Tydfil County Borough Council



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