



Queen of Hearts

50 Heol y Gors, Cwmgors, Gwaun Cae Gurwen, Ammanford, Carmarthenshire. SA18 1PT

Freehold £195,000

- Village Centre Public House & Restaurant
- Substantial stone constructed property
- Located at the foot of the Black Mountains
- Only 20 minutes from Mumbles, the Gower and the Brecon Beacons
- Open plan Lounge Bar & Dining Area
- Large 3/4 Bedroom two storey Private Accommodation
- Self contained Flat
- En suite Letting Bedroom

Ref: 91742

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SP Sidney
Phillips



LOCATION

The Queens of Hearts is an unopposed freehold public house and restaurant located at the centre of the village of Cwmgors. This substantial stone constructed property stands in a prominent position at the centre of the village, adjacent to the main road. It is reputed to have been built in 1897 and has traded as a public house for many years. It offers a large open plan easy to operate trading area with spacious accommodation above, together with the added benefit of a self contained flat and one en suite letting bedroom.

The village of Cwmgors is located at the foot of the Black Mountains, only 20 minutes from Mumbles, Gower and the Brecon Beacons within beautiful South Wales countryside, astride the A474 in the northern section of the County of Neath & Port Talbot, very close to its border with Carmarthenshire. It is a dormitory village which is within easy reach of the nearby economic centres of Pontardawe, Ammanford, Port Talbot, Neath and Swansea. It has good road communication links, being astride the A474 which provides access to the A483 nearby.

TRADE AREAS

Front entrance leading into large open plan L-shaped TRADING AREA having part carpeted and part tiled floor, with part wood panelled walls. Feature fireplace with solid fuel burner. This room operates as a large bar/dining area with carvery counter to the rear. BAR COUNTER having wood panelled front. CATERING KITCHEN having tiled walls and floor. Gas boiler. LADIES & GENTLEMENS TOILETS. Basement CELLAR.

OWNERS ACCOMMODATION

FIRST & SECOND FLOORS : PRIVATE FLAT with KITCHEN, LOUNGE, 3/4 BEDROOMS, BATHROOM and SHOWER ROOM.

LETTING ACCOMMODATION

"Poppy's Room" (double) having an en suite BATHROOM.

"Smiths Room" (double) with small KITCHENETTE and en suite SHOWER ROOM. Large store room.

EXTERNAL

To the front and side are seven "A" frame picnic style benches.

THE BUSINESS

The Queen of Hearts was purchased by the current owners in May of 2021 but, due to the recent Government imposed restrictions in connection with the Covid-19 Pandemic, it has traded on a very limited basis offering wet sales only.

Accounts for a 12 months trading period will not be available and prospective purchasers will be required to make their own assessment as to the business' potential future viability.

TENURE & PRICE

FREEHOLD £195,000 to include fixtures, fittings and goodwill. 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.

LICENCE

A full Premises Licence is held

SERVICES

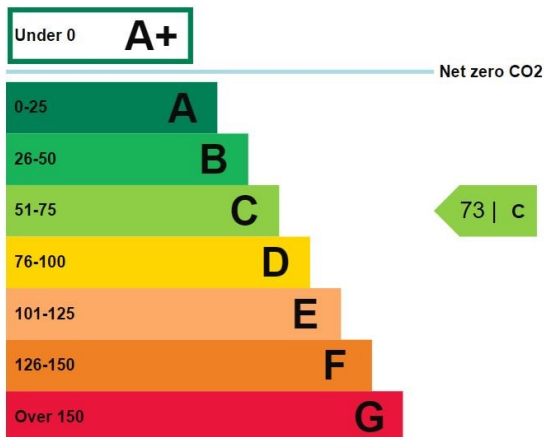
All mains services are connected
Gas fired central heating

Carmarthenshire County Council - 01267 234567





This property's current energy rating is C.



EPC Reference: 0886 0857 0468 9856 8456

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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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