



Taff's Well Ex-Service & Social Club

Cardiff Road, Glan-y-Llyn, Taff's Well, Cardiff, CF15 7QD

Tenure: Freehold

Price: £365,000

Ref: 96549

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Substantial commercial property
- Popular residential area
- May suit a variety of uses (STPP)
- Recently closed
- Large site of 0.481 of an acre
- Two-bedroom owners' accommodation
- Five large trade areas (300+)

Location

Taff's Well is a large village which had a population of 3,550 at the 2021 census. The village is located next to the River Taff, from which it takes its name. Taff's Well is famously known as the 'Gateway to the Valleys' due to its geographical position between the lowlands of Cardiff and the Taff Valley.

Cardiff city centre is approximately six miles northwest of the village, and junction 32 of the M4 motorway is a stone's throw away. Due to Taff Well's exceptional transportation links, Cardiff is easily accessible.

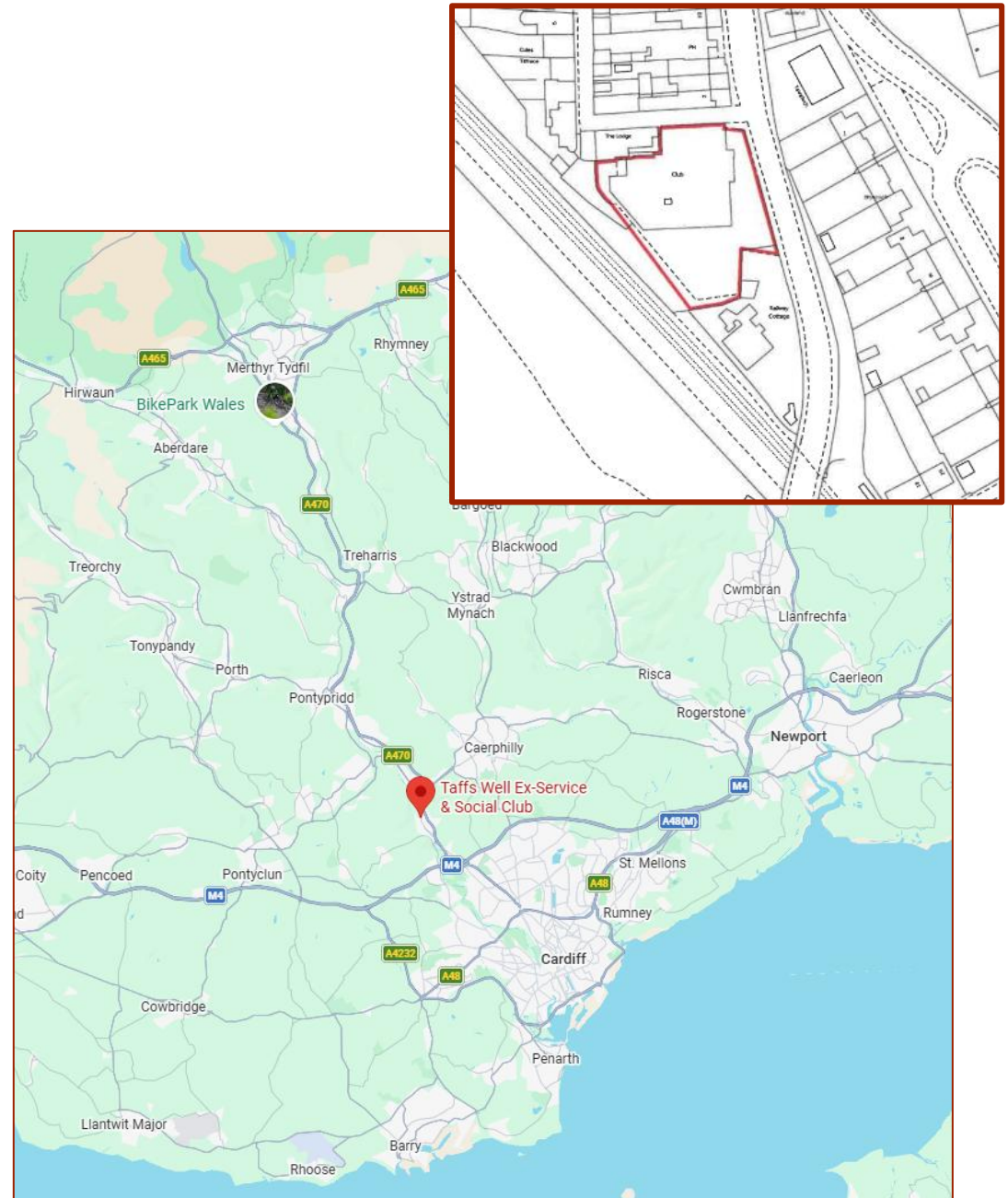
In recent years, there has been significant economic investment in the local area: Taff's Well has been a key beneficiary of Transport for Wales's South Wales Metro Project which funded a state-of-the-art £100m train depot and control centre in the village.

The Property

Taff's Well Ex-Service & Social Club is constructed in the main of brick with colour-washed, rendered elevations under a pitched roof. There are some sections of flat roof.

This substantial property is set over three storeys and is located on the main road. It is set within a large plot extending to 0.481 of an acre. Subject to planning permission, the site could suit alternative use.

The property is briefly described as follows:



Trade Areas

The property is divided into five distinct areas. A large ENTRANCE HALL (accessed through a roller shutter) services all of the trade areas.

- MAIN HALL with fitted, upholstered seating for 80 plus. Stage. Boarded floor. Fitted carpet.
- Central BAR which serves the main hall and the pool room.
- POOL ROOM adjoining the central bar servery with brick frontage. Fixed upholstered seating with matching fabric chairs provide seating for approximately 70. Two pool tables. Adjoining the pool room is external access to the smoking solution and beer patio.
- Off the inner hallway is the LOUNGE with red upholstered bench seating and matching upholstered captain's chairs for 50. Bar servery with panel frontage and mirrored back bar display. Beamed ceiling. External entrance.
- GENTLEMEN'S TOILETS.
- SKITTLE ALLEY with full length, working alley.
- LADIES' TOILETS.
- SNOOKER ROOM with two full sized tables. Seating for 70.
- A separate staircase leads to the first floor MEMBERS' OFFICE which has the potential to be utilised as a two-bedroom apartment.





Owners' Accommodation

The owners' accommodation is set over the second and third floors and is accessed via a separate external entrance. It comprises a large kitchen with fitted cabinets, a large sitting room, two double bedrooms and a bathroom.

External

To the side of the property, with external access, is what was previously the 'Bookies' room (3m x 5m) with a WC to the rear.

To the left-hand side of the property is a large tarmacadam car park for 20 vehicles. In addition, to the rear of the property is a beer patio for 50 customers.





The Business

The Taff's Well Ex-Service & Social Club has been in operation since 1928, serving residents of the Taff's Well area. The club was initially formed to offer a safe space for veterans and later developed a wider community focus. The business is now closed, however, over the years the venue has hosted multiple teams including six pool, two snooker, one darts and four skittles teams which have enjoyed much success. The business is now closed.

Tenure & Price

FREEHOLD £365,000 to include 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

A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £24,500 from 01 April 2026.

Local Authority: Rhondda Cynon Taf County Borough Council.



Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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