



Gwyn Arms

Gwyns Place, Pontardawe, Swansea, West Glamorgan. SA8 3AJ

Freehold £185,000

- Traditional Village Pub - wet sales only
- Open plan Trading Area
- Three Bedroom Flat
- Unused Garden to rear
- Well established & profitable trade
- Limited opening hours

Ref: 95087

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SP Sidney
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LOCATION

The village Alltwen is located within the beautiful Swansea Valley beside the A4067 just nine miles north of Swansea City Centre and five miles from junction 45 of the M4 motorway. Alltwen is a sought after residential village with good access to Swansea and the M4 motorway, but also just eight miles south of the Brecon Beacons National Park which is a Mecca for outdoor enthusiasts and attracts a large number of holidaymakers throughout the year.

The Gwyn Arms stands in a prominent location at the centre of the village on Gwyn's Place, overlooking the village green and War Memorial. It is a semi-detached property which appears to be of stone and brick construction with rendered elevations, under a pitched slate roof. Offering accommodation over two floors and basement cellar. It provides an easy to operate single trading area with a three bedroom flat above. There is a small seating area to the front of the property and a garden to the rear which is not currently utilised. The business is well established within the village as a traditional pub offering wet sales only.

TRADE AREAS

Front entrance leading to open plan U shaped TRADING ROOM arranged around a central wood panelled front horseshoe shaped SERVERY. The room is comfortably furnished to seat 60, with ample room for more standing. Carpeted floor, part exposed beam effect walls and ceiling. Two darts oches. Access from rear of Servery to WASH-UP.

LADIES & GENTLEMENS TOILETS. DISABLED TOILET.

BASEMENT

Access from the rear of the Servery to two STORE AREAS and KEG CELLAR.

OWNERS ACCOMMODATION

FIRST FLOOR

KITCHEN/DINING ROOM and LOUNGE. Large family BATHROOM. WC. BEDROOM 1 (double), BEDROOM 2 (double), BEDROOM 3 (single).

EXTERNAL

To the front is a courtyard seating area with bench seating for six.

To the rear is access and a large PRIVATE GARDEN.

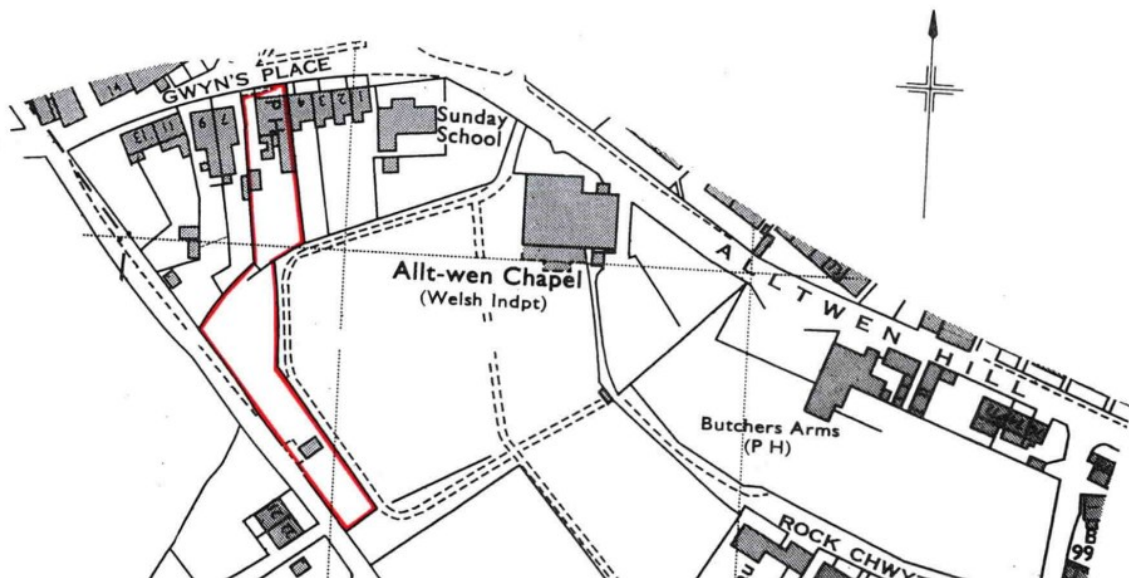
THE BUSINESS

The business trades as a traditional public house offering wet sales only to the village and surrounding area. It operates seven days per week between 3.30pm to 11.30pm Monday to Friday and 12 noon to midnight Saturday and Sunday. It offers wet sales only and supports a darts team. This is a well established and profitable business which can be operated with minimal staffing.

TENURE & PRICE

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

H.M. LAND REGISTRY		TITLE NUMBER	
		WA 856403	
ORDNANCE SURVEY PLAN REFERENCE	SN 7203	SECTION M	Scale 1/1250 Enlarged from 1/2500
ADMINISTRATIVE AREA NEATH PORT TALBOT/CASTELL NEDD PORT TALBOT			© Crown copyright 1979



LICENCE

A full Premises Licence is held for the supply of alcohol between 12 noon to midnight seven days per week.

SERVICES

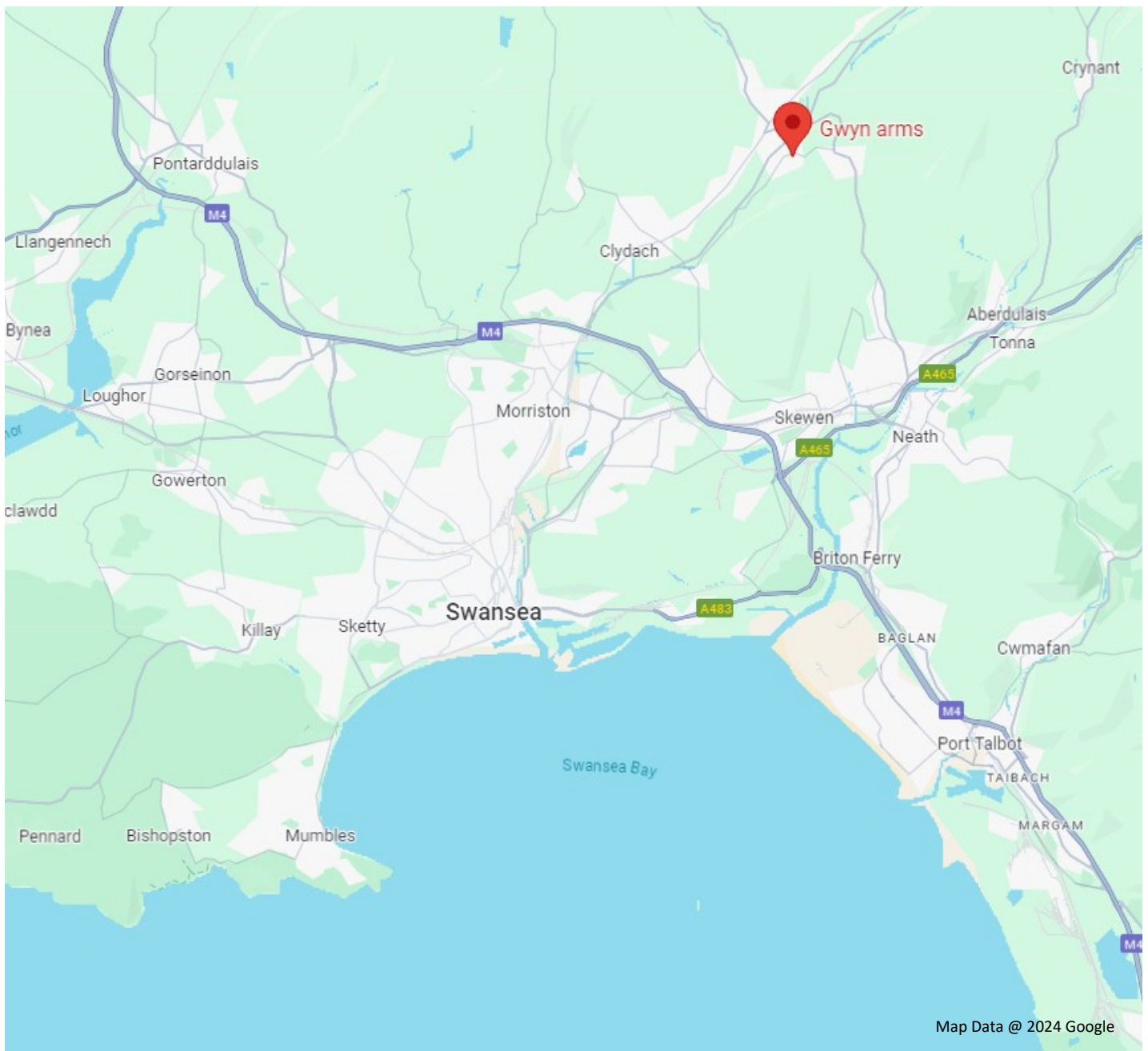
All mains services are connected

Neath Port Talbot County Borough—01639 763864

Rateable Value £5,750

Business Rates Payable : Nil





awaiting
epc

BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

01432 378690

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EPC Reference: N/A

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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