



Mansel Arms

Porthyrhyd, Carmarthenshire. SA32 8BS

Freehold £280,000

(Separate Barn available by negotiation)

- Very popular, long established Country Pub & Restaurant
- Established and profitable trade
- Beautifully presented Lounge Bar, Public Bar, Dining Room & recently refurbished Kitchens
- Excellent spacious **4 Bedroom Owners Accommodation**
- Car Park and Private Gardens
- **SEPARATE BARN** available, with Planning Permission for 5 bedroom, self contained Private Residence
- **CAMRA Pub of the Year - Wales 2019**
- **Pub of the Year - Carmarthenshire 2022 and 2023**

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Separate Barn



LOCATION

The Mansel Arms is a well run and long established character cottage style country pub which is beautifully presented and retains much of its historical character, having stone flagged floors, open fireplaces and excellent four bedroom owners' accommodation above. The business can also be purchased with the adjacent stone barn which holds Planning Permission for a **5 Bedroom Private Residence** and which is separate from the public house.

The Mansel Arms is located beside the B4310, one mile south of the village of Porthyrhyd, within the pretty Carmarthenshire countryside. It is approximately seven miles southeast of the county town of Carmarthen and enjoys excellent communication links, being just off the main A48 close to its junction with the M4 motorway. The area attracts a large number of visitors throughout the year to its unspoilt countryside and numerous attractions within the close vicinity, especially the National Botanic Gardens of Wales which are approximately four miles to the north of the Mansel Arms via the B4310.

TRADE AREAS

GROUND FLOOR

Double door front entrance vestibule leading to trade areas. LOUNGE BAR, being a comfortably furnished room having carpeted and stone flagged floors. Exposed stone and part timber clad walls with heavy beam effect ceiling. Feature fireplace with solid fuel burner. Dining chairs and tables for 36. Wood top bar counter to CENTRAL SERVERY. PUBLIC BAR with black and tan quarry tiled floor, part wood panelled walls and feature stone chimney with solid fuel burner. Fixed bench and loose seating for about 18. Bar counter to CENTRAL SERVERY.

DINING ROOM with tiled floor and part wood panelled walls. Exposed beam effect ceiling. Dining seating for 16 customers. LADIES' and GENTLEMEN'S TOILETS.

Recently refurbished CATERING KITCHEN in two sections and with a good selection of new commercial catering equipment. Access across the yard to large Dry Store. Basement Keg Cellar.

OWNERS ACCOMMODATION

FIRST FLOOR: Spacious 4 BEDROOM PRIVATE ACCOMMODATION with external first floor access from a large timber deck off the garden. Direct access to the very spacious KITCHEN/DINING ROOM, comfortably furnished with carpet and stripped wood effect floor, fitted units, dining table, chairs and settle. Large LOUNGE, 2 DOUBLE BEDROOMS and BATHROOM.

SECOND FLOOR: 2 BEDROOMS.

EXTERNAL

To the side of the property is a draw-on CAR PARK which can accommodate 15 vehicles comfortably, plus additional parking spaces in the pub grounds. To the rear are large private gardens.

THE BUSINESS

The business has traded for many years as a successful country inn and restaurant serving the local community. This is a very much a community 'locals' venue. The business supports its own Real Ale Club with over 70 members who meet on the premises on a monthly basis. There are two popular Real Ale Festivals throughout the year. This pub hosts ladies' and gentlemen's darts teams, both of which compete weekly in the local league. There is also a monthly quiz and live music on a Friday, along with a large screen for lively showings of sporting events including the 'Six Nations'. The business currently trades between 3pm and 11pm Monday and Tuesday, 3pm to 11pm Wednesday to Saturday and 12 noon to 10pm Sunday. Food is served 5pm to 8pm Wednesday to Saturday and on Sundays 12 noon to 2pm.

Our clients' management accounts for the financial year ending 31st March 2024 show sales exclusive of VAT of £216,781, working on a gross profit of 46.8%. From this a net profit of £51,183 is achieved.

TENURE & PRICE

FREEHOLD £280,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Separate Barn available by negotiation.

Viewing strictly by appointment only.

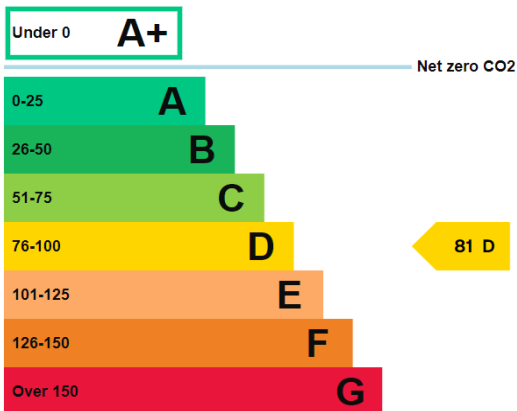
LICENCE

A Premises Licence is held for the supply of alcohol between 11:00 - 00:00 Monday to Saturday and 12:00 - 22:30 Sunday. There is an additional 30 minutes' drinking up time seven days a week.

SERVICES

Mains water and electricity
Septic tank drainage
LPG gas for heating and cooking





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EPC Reference: 2592-2031-2068-3629-7324

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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