



Dynevor Arms

The Square, Tirphil, New Tredegar, NP24 6XS

Tenure: Freehold

Price: £270,000

Ref: 289

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Traditional village pub
- Business offering wet sales only
- Well-appointed property throughout
- Open plan lounge bar (60+)
- Trade patio to the front
- Three bedroom owners' accommodation

Location

The village of Tirphil adjoins the northern end of New Tredegar within the Rhymney Valley. The A469 runs through the village, and it is approximately 5 miles from junction A465, Heads of the Valley trunk road. The village has good road connections through the valley down to the M4 and onto Cardiff. It also benefits from a main line rail link, with the station located opposite the public house.

The Property

The Dynevor Arms enjoys a prominent corner location within the village. The property itself appears to be constructed mainly of stone and brick with render and colourwashed elevations, under a pitched slate roof. The property underwent complete refurbishment in 2010 and is still appointed to a very good condition throughout. It offers a large open plan trading area with beneficial trade garden to the front. At first floor is spacious owners' accommodation. In addition, there is an area to the rear of the property which the clients are considering developing into further trade accommodation.



Trade Areas

Entrance vestibule into large open-plan LOUNGE BAR which is appointed to a very good standard throughout with stripped wood effect floor and tiled effect walkway to servery. Fixed wall bench seating with pub style tables and chairs for approximately 60, but ample room for many more standing. Pool table. Large screen television. Darts oche. L-shaped slate constructed servery with polished wood top counter. LADIES' and GENTLEMEN'S TOILETS.

Former KITCHEN in the process of being developed as further GAMES AREA.

At first floor is the former skittle alley which is currently used for storage.

Owners' Accommodation

At first floor and comprising 3 DOUBLE BEDROOMS, large LOUNGE, KITCHEN and BATHROOM.

External

To the front of the property is a beer patio with seating for 20. To the rear is a small, enclosed private yard. There is a right of way across the private yard to the adjoining property.

The Business

The business trades as a traditional public house offering wet sales only to the local population. It is extremely popular with teams having darts, pool and skittles teams and operates seven days a week.



Tenure & Price

FREEHOLD £270,000 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

A Premises Licence is held permitting the retail of alcohol:

Sunday to Wednesday: 09:00 – 23:30

Thursday to Saturday: 09:00 – 00:00

Services

All mains services are connected.

Rateable Value: £3,000 as of 1st April 2026

Local Authority: Caerphilly County Borough Council





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