



Bryngwyn Newydd

8 Bassett Terrace, Llanelli, Carmarthenshire, SA15 4DU

Tenure: Freehold

Price: £170,000

Ref: 96271

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Village pub and restaurant
- Formerly trading at a high level
- Interconnecting bars and restaurant
- Three bedroom accommodation
- Car park and small garden
- Currently closed

Location

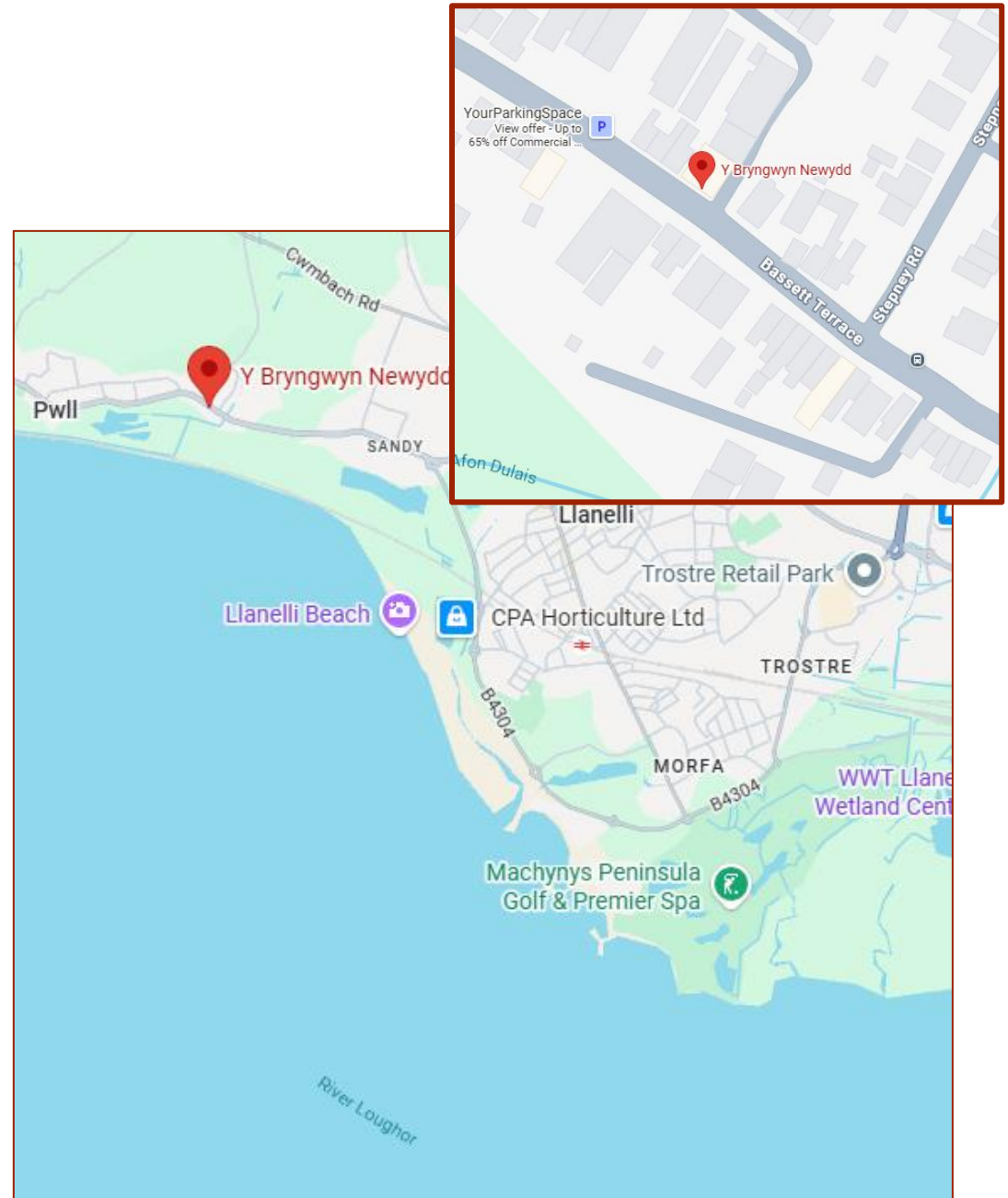
The village of Pwll stands on the Loughor Estuary on the A484 between the towns of Llanelli and Burry Port. It is extremely close to the popular Pembrey Country Park, Pembrey Forest, the Welsh Motorsports Centre and just a couple of miles from Ffos Las racecourse. The area attracts a number of visitors throughout the year.

The Property

The Bryngwyn Newydd is an established village pub at the centre of the village facing the main A484 and is well known within the area. The property stands detached and appears to be constructed mainly of stone and brick, with part rendered and colourwashed elevations, under predominantly pitched, tiled roofs.

It offers well planned and easy to operate trading areas at ground floor, with private accommodation above, and has the benefit of parking to the rear and a small beer patio to the front.

The business has been in the same owner's hands for a number of years, during which time it has traded very successfully. Unfortunately, due to personal commitments the business has recently closed and is for sale "as seen".



Trade Areas

GROUND FLOOR

Front entrance leading to three-section interconnecting BAR with character features and SERVERY. Rear DINING ROOM to seat up to 40, and with direct access to the car park. LADIES', GENTLEMEN'S and DISABLED TOILETS.

Commercial CATERING KITCHEN.

BASEMENT

Staff room, storeroom, office and CELLAR.

Owners' Accommodation

FIRST FLOOR

LOUNGE, KITCHEN, 3 BEDROOMS and BATHROOM.

External

To the front is a BEER PATIO. Driveway access to the side of the property from the main A484 to rear CAR PARK for 15. Prefabricated GARAGE.

The Business

Prior to closure the business had been well established within the area for many years as a village pub and destination dining venue, offering quality well priced food. Unfortunately, due to personal circumstances the business closed at Christmas 2025, and will not re-open under the current ownership.

Purchasers must make their own assessment as to the business' potential future viability.

This property may be suitable for conversion into residential use, subject to planning approval.

Tenure & Price

FREEHOLD £170,000. The property will be 'sold as seen'.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

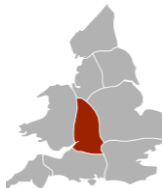
A Premises Licence is held. Under the terms of the licence the business is permitted to retail alcohol between 10am to midnight Monday to Thursday, 10am to 12.30am Friday and Saturday, 10am to 11pm Sunday.

Services

All mains services are connected.

Local Authority: Carmarthenshire County Council – 01267 234567.





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Business Mortgages

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