

RESIDENTIAL
SALES &
LETTINGS

GERALD R. VAUGHAN

• ESTATE AGENTS •

VALUERS
LAND AGENTS
SURVEYORS

www.geraldvaughan.co.uk



- LONG ESTABLISHED FREEHOLD FAMILY RUN PUBLIC HOUSE AND RESTAURANT.
- FREE OF TIE - FULL 7 DAY ON LICENCE.
- BEER GARDEN. CUSTOMER CAR PARK.
- 2 MILES SANDY BEACH AND CASTLE AT LLANSTEFFAN.
- TABLE COVERS FOR UP TO 50 PERSONS.
- 2 BEDROOMED OWNERS LIVING ACCOMMODATION. ATTIC ROOM.
- PROMINENT UNOPPOSED POSITION IN CENTRE OF RURAL VILLAGE COMMUNITY.
- 9 MILES SOUTH WEST OF CARMARTHEN.

**The Farmers Arms,
Llanybri,
Carmarthen, SA33 5HQ**

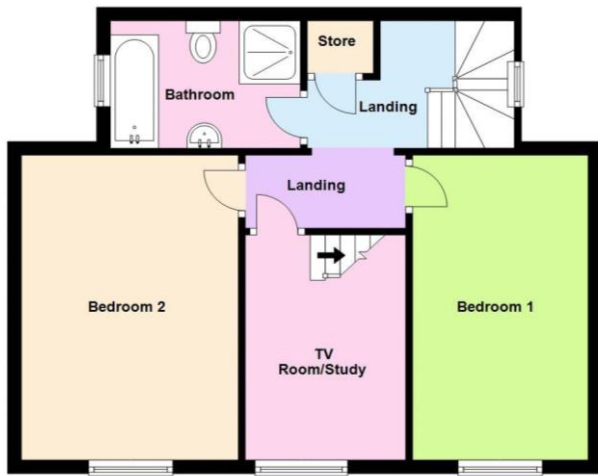
£185,000 OIRO
FREEHOLD
STOCK AT VALUATION.

**No. 27, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL
Telephone: 01267-220424 • Facsimile: 01267-238779**



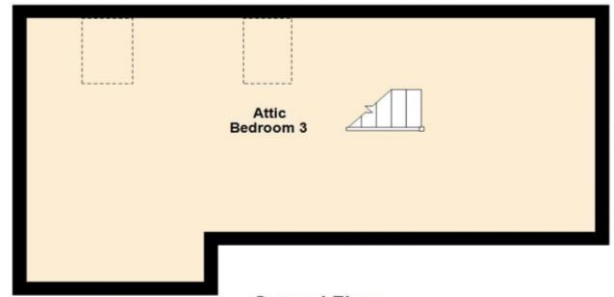
Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.





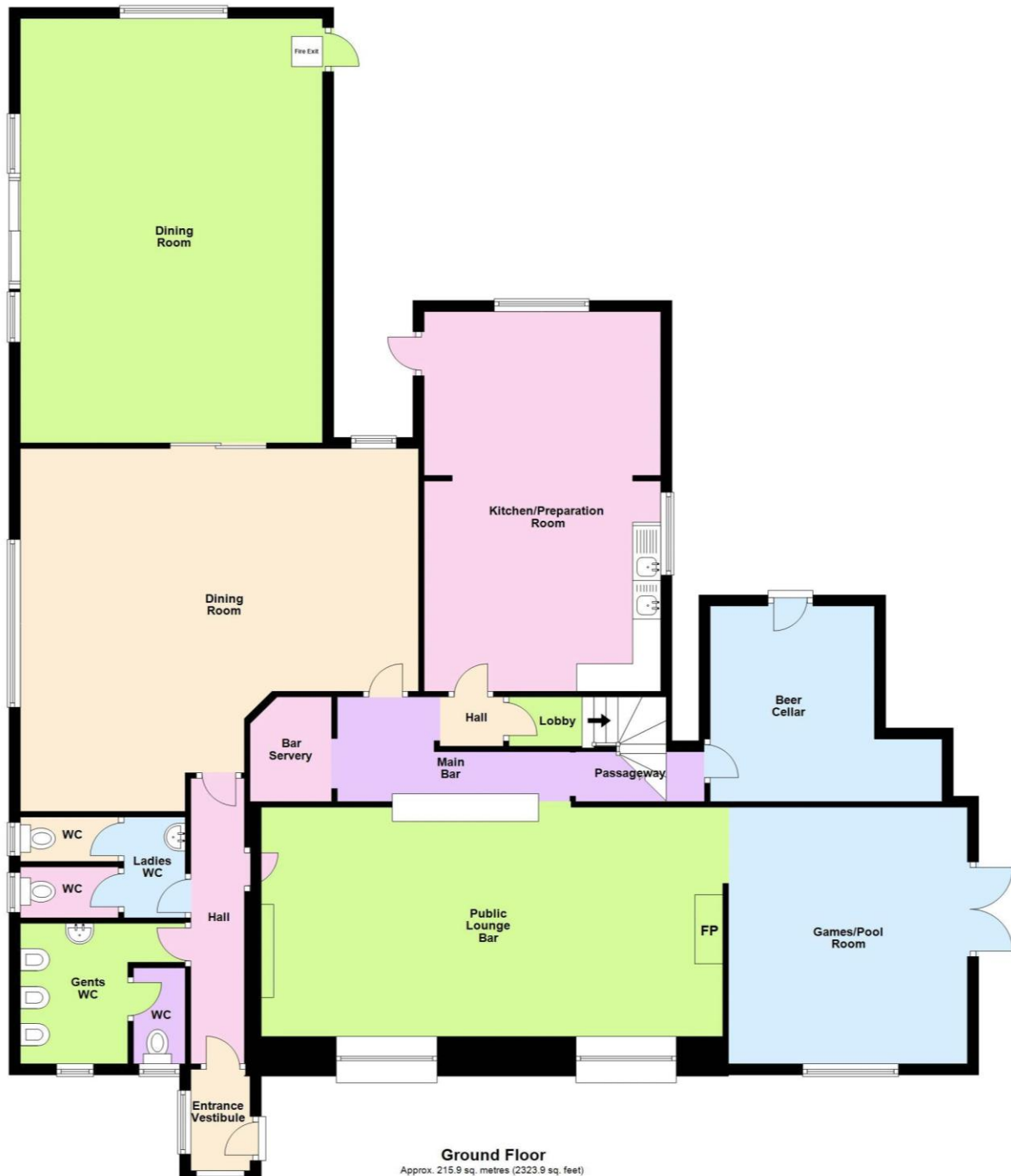
First Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



Second Floor

Approx. 28.9 sq. metres (311.5 sq. feet)



Ground Floor

Approx. 215.9 sq. metres (2323.9 sq. feet)

*A substantial very well presented Freehold **DETACHED FAMILY RUN PUBLIC HOUSE AND RESTAURANT** of character with **table covers for upto 50 persons** having **2 BEDROOMED OWNER'S LIVING ACCOMMODATION** and attic room together with a **large fully equipped kitchen/preparation room, Beer garden and private customer car parking** being located enjoying a prominent unopposed position at the centre of the rural village community of Llanybri which in turn is located some **2 miles north of the estuarial village of Llansteffan** that offers a Primary School, Castle and Sandy Beach approximately **9 miles south-west of the County and Market town of Carmarthen.***

ALSO AVAILABLE TO LET – SUBJECT TO NEGOTIATION.

APPLICANTS SHOULD NOTE THAT THE PROPERTY WAS COMPLETELY REFURBISHED 7 YEARS AGO BY THE VENDORS AND WAS REOPENED IN 2012.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY HAS BEEN SUCCESSFULLY RUN BY THE VENDORS SINCE 2012 AS A PUBLIC HOUSE SERVING AUTHENTIC THAI CUISINE AND A BRITISH MENU.

FREE OF TIE - 7 DAY ON LICENCE. THE STOCK IS AVAILABLE AT VALUATION.

L.P. GAS CENTRAL HEATING supplemented by ELECTRIC WALL MOUNTED HEATERS.

PVCu DOUBLE GLAZED WINDOWS. OAK PANELLED/GLAZED INTERNAL DOORS.

LICENSED FOR THE SALE OF ALCOHOL AND FOOD - 11AM TO 1AM (14 HOURS).

FIRE AND SMOKE ALARMS, HEAT DETECTORS, EMERGENCY LIGHTING.

ENTRANCE VESTIBULE with slate effect ceramic tiled floor. 2 PVCu double glazed windows.

HALLWAY 17' (5.18m) in depth with slate effect ceramic tiled floor. Doors to the Ladies and Gents WC's, Public Bar and Dining Rooms.

GENTS WC 9' 9" x 8' 4" (2.97m x 2.54m) with part tiled walls. Slate effect ceramic tiled floor. 3 Windows. Pedestal wash hand basin. Electric convector heater. PVCu opaque double glazed window. **SEPARATE WC** with part tiled walls and a PVCu opaque double glazed window.

LADIES WC 9' 6" x 5' 10" (2.89m x 1.78m) overall comprising a cloaks area with wash hand basin, electric convector heater and baby changing facility. **2 SEPARATE WC's.** Part tiled walls. Slate effect ceramic tiled floor. 2 PVCu opaque double glazed windows.

PUBLIC LOUNGE BAR 26' 9" x 14' 4" (8.15m x 4.37m) with slate effect ceramic tiled floor. 2 Radiators. 2 PVCu double glazed windows to fore. Brick built bar servery with oak counter. Feature fireplace incorporating a wood burning room heater. **4' 5" (1.35m) wide archway** to the Games/Pool Room.

BAR SERVERY with 'Epos' touchscreen system. Wash hand basin. 4 Chiller cabinets. 7 Beer pumps and Coke/Lemonade dispenser. Passageway to



BEER CELLAR 11' 9" x 10' 2" (3.58m x 3.1m)
extending to **14' 7" (4.44m)** with air conditioning unit.
Door to outside. Water tap.

GAMES/POOL ROOM 15' 4" x 14' 1" (4.67m x 4.29m) with slate effect ceramic tiled floor. Double aspect. Radiator. PVCu double glazed window to fore. PVCu part double glazed doors to outside.



DINING/SECONDARY BAR 23' 5" x 21' 8" (7.13m x 6.6m) overall 'L' shaped with **table covers for up to 20.** Carvery/Food serving area off. PVCu double glazed window to side. 2 Radiators. Wall mounted electric convector heater. Bar servery. Sliding glazed double doors to

DINING/FUNCTION ROOM 25' 2" x 17' 8" (7.66m x 5.38m) with double aspect. PVCu double glazed window to rear. **Table Covers for 32.** PVCu double glazed sliding patio doors with side screens to the car park/Beer garden. PVCu part opaque double glazed fire exit. 2 Wall mounted electric convector heater. 5 Wall uplighters.



INNER HALL with staircase to the First Floor. Door to

FULLY EQUIPPED KITCHEN 22' 7" x 14' 7" (6.88m x 4.44m) with fully tiled walls. 2 PVCu double glazed windows. PVCu part opaque double glazed door to outside. Double bowl stainless steel sink unit with base kitchen unit. Water tap. Wash hand basin. 2 Microwave ovens. Chest freezer. 'Lincat' 6 burner hob and oven. 'Caterlux' stainless steel cupboard. 'Buffalo' deep fat fryer. 2 No. 'Grundig' upright freezer. 'Apollo' double fridge.



FIRST FLOOR - owners living accommodation

LANDING with PVCu opaque double glazed window to the stairwell. Access to loft storage. Oak boarded flooring.

BATHROOM 8' 11" x 6' 4" (2.72m x 1.93m) with fully tiled walls. PVCu opaque double glazed window. Radiator. 3 Piece suite in white comprising panelled bath, pedestal wash hand basin and WC. Shower enclosure with electric shower over and shower door.



FRONT BEDROOM 1 14' 9" x 8' 8" (4.49m x 2.64m) with radiator. PVCu double glazed window.

TV ROOM 11' x 7' 7" (3.35m x 2.31m) with oak boarded flooring. PVCu double glazed window. Radiator. Staircase to the Attic Room.

FRONT BEDROOM 2 14' 6" x 10' 3" (4.42m x 3.12m) with radiator. PVCu double glazed window.



SECOND FLOOR

ATTIC ROOM 26' 9" x 8' 4" (8.15m x 2.54m) min. plus area off with sloping ceilings. Eaves storage off. Electric convector heater. 2 double glazed velux windows.

EXTERNALLY

Tarmacadamed forecourt providing private customer car parking. Large gravelled customer car park at rear. Lawned Beer Garden. Storage area. Wood store.

OUTSIDE UTILITY ROOM 7' x 6' 4" (2.13m x 1.93m) with plumbing for washing machine. 'Worcester' L.P. gas fired central heating boiler.

HOURS OF BUSINESS

Monday - Friday - 5.00pm to 11.00pm.

Saturday – 12 Noon to 12.00pm.

Sunday – 11.00am to 5.00pm.

STAFF

Family run business with 2 full time members of Staff.

ACCOUNTS

Accounts are available to bone fide applicants.





DIRECTIONS: - Llanybri maybe approached from the **Carmarthen, Llangynog and Llansteffan directions**. From **Carmarthen** take the **B4312' Llansteffan road'** south through Johnstown passing the Secondary School and Leisure Centre. Continue **through the village of Llangain** towards Llansteffan and having travelled for **approximately 3 miles turn right for Llanybri - signposted, just before 'Towy Boat Club'**. **Follow the signs into Llanybri** passing the turnings for 'Parc Y Delyn' and 'Llain Delyn' and the 'Farmers Arms' Public House will be found in the **centre of the village**.

ENERGY EFFICIENCY RATING: - B (50).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No – 0770-0148-1549-3397-4002.

SERVICES: - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: – Living accommodation - BAND B 2018/19 = £1,135.58p. **Oral enquiry only.**

RATEABLE VALUE:- 2018/19 = £4,100.00p.

BUSINESS RATE PAYABLE:- 2018/19 = £2,107.40p. *Whilst the premises are occupied there are **no rates to pay for the Business part of the premises** for the financial year **2018/19** as the property **qualifies for 100% relief** so long as the property is occupied and that the occupier has **no more than two other properties** to which relief is claimed.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

