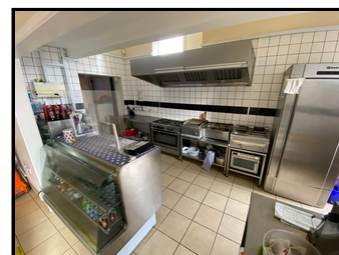
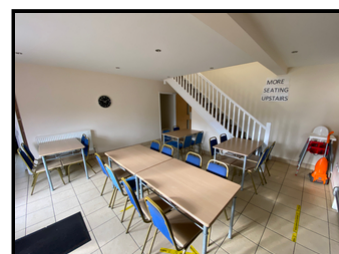




*An impressive and high quality Soft Play Centre and Café. Llanybydder, West Wales*



**Former Church Hall (Little M'zzz Play Centre and Café), Llanybydder, Carmarthenshire.  
SA40 9UE.**

**REF: C/2156/LD**

**£189,950**

\*\*\* An impressive and high quality Family Run Soft Play Centre and Café premises \*\*\* Convenient centre of Village location \*\*\* Formerly a Church Hall dating back from 1937 - Now having internal wall insulation and oil fired central heating \*\*\* Exciting and diverse opportunity - Available as a Going Concern \*\*\* Suiting a variety of commercial uses \*\*\* Great business opportunity - Fantastic unique facility

\*\*\* Refurbished in recent years to offer a substantial working space and comfortable environment \*\*\* Fully equipped catering kitchen - 5 Star Hygiene Rating \*\*\* Impressive soft play activity equipment being well maintained \*\*\* Prominent Café position next to the Livestock Market \*\*\* Private parking area with good access

\*\*\* Freehold premises - Sold fully furnished as a Going Concern \*\*\* Good performing business with potential for further improvement \*\*\* Accounts available to Bona Fide interested Parties - Contact the Agents \*\*\* A perfect lifestyle opportunity in the West Wales countryside \*\*\* Good road links to Cardigan Bay Coast, Carmarthen and the M4 \*\*\* Contact us to view today



## LOCATION

The premises is well located in the main thoroughfare of the popular Teifi Valley Market Town of Llanbydder, offering a good range of local facilities including Doctors Surgery, Chemist, Primary School, Shops, Post Office, Public Houses and Places of Worship. Llanbydder lies 5 miles distant from the University Town of Lampeter and within easy driving distance to the County Town and Administrative Centre of Carmarthen, to the South.

## GENERAL DESCRIPTION

Here we have on offer an established and popular business premises within the Market Town of Llanbydder. The premises has undergone a refurbishment programme in recent years and now offers an established and popular Soft Play Centre along with a well equipped Café to the rear. Accounts are available to Bona Fide interested Parties.

Internally it has undergone internal wall insulation and enjoys oil fired central heating and double glazing. The equipment on offer is of high quality and has proved popular with Customers alike. It enjoys a prominent position next to the Livestock Market within the Town but yet convenient to the Cardigan Bay Coast and Carmarthen.

The property more particularly offers the following:-

### PLAY CENTRE

65' 0" x 36' 0" (19.81m x 10.97m) in total.

### RECEPTION AREA

With reception desk, CCTV and computer connections.

### BABY AREA

Being fully padded and enclosed.

### TODDLER AREA

Fully enclosed multi level climbing frame, slides, etc.



### MAIN PLAYING FRAME

For the larger Children. A fantastic piece of equipment with multi level slides, ball pits, etc., all of which of high quality and being well maintained by the current Vendors.



### CAFE SERVING AREA

With a fridge counter, stainless steel worktops and till, with easy access onto the kitchen.

### MEZZANINE FLOOR

36' 0" x 10' 0" (10.97m x 3.05m). With fully glazed balustrade,



a place to sit and enjoy the view over the Paly Centre.  
Currently utilised as a Birthday Party private area.



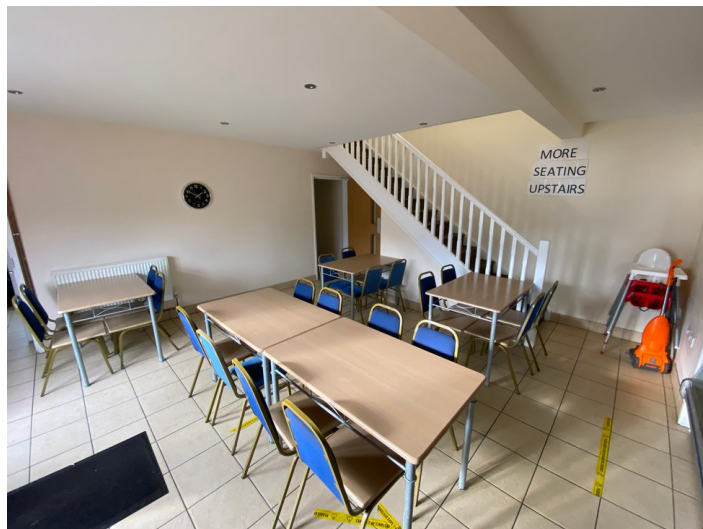
### CATERING KITCHEN

19' 6" x 8' 7" (5.94m x 2.62m). A fully equipped stainless steel kitchen, being fully tiled, and currently offering a Kenwood gas electric cooker stove with extractor hood over, two stainless steel fridges, one with open counter, two fryers, stainless steel double sink with drainer unit, hot water boiler, stainless steel warming cabinet, rear entrance door.



### CAFE

19' 6" x 17' 0" (5.94m x 5.18m). With seating for up to 50 Persons, tiled flooring, two radiators, staircase to the first floor seating area, rear entrance door giving easy access onto the Livestock Market.



### FIRST FLOOR SEATING

24' 0" x 13' 4" (7.32m x 4.06m). With two Velux roof windows, tiled flooring, two radiators.

### ADJACENT PLANT ROOM

13' 8" x 6' 7" (4.17m x 2.01m). With hot water tank and access to undereaves storage.

### STORE ROOM (FORMER W.C.)

9' 6" x 5' 0" (2.90m x 1.52m). With radiator, wash hand basin, connection for a w.c.

### INNER HALLWAY

With access to the Play Centre.

### GENTS W.C.

Being fully tiled, with low level flush w.c., urinal, wash hand

basin, radiator.



### LADIES/DISABLED W.C.

With low level flush w.c., wash hand basin, Baby changing facilities, being disabled friendly with alarm system in place.

### PARKING

Parking for up to ten vehicles located to the front of the property.



### AGENT'S COMMENTS

An exciting commercial opportunity. A property with a lot to offer.

### VIDEO

Virtual Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

### TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

### Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

### Directions

From our Lampeter Office take the A485 road to Llanybydder. Turn right on the square leading down towards the Livestock Market. Turn left beside the Black Lion Hotel and then taking the next left hand turning heading towards the Former Church Hall/Little M'zzz Play Centre and Café. Parking is to the front of the property.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

Virtual Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

