

## New Cross

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Viewing Arrangements  
Strictly by appointment  
through Alexanders

Tafarn Y Gors

Asking Price £280,000

Traditional Welsh pub with a two bedroom flat above,  
trading & catering equipment all included.

A traditional Welsh country pub in the beautifully set village of New Cross, only 4 miles out of Aberystwyth. A huge property with all trading & catering equipment available for an immediate start. The property has been granted planning for a change of use to a residential dwelling should the purchaser desire. The ground floor has a public bar area, restaurant, commercial kitchen, ladies and gents loos. The first floor boasting a rather generous two bedroom apartment with a kitchen, living room and bathroom.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

E: [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
W: [www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)  
T: 01970 636000

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### PORCH

Outside steps up to elevated porch. Entered via wooden door. Access to the public bar.

### PUBLIC BAR - 14'5" x 19'6" (4.40m X 5.96m)

The bar area offers a brilliant open space for all your customers to mingle & enjoy their food and beverages. Set in a Victorian style with wooden beams giving that traditional look and feel.

### RESTAURANT - 19'9" x 16'6" (6.02m X 5.02m)

Another huge area for customers to enjoy, with patio doors opening to the beer garden, bringing in plenty of natural light and with the aid of the two side windows showcasing those beautiful country views.

### KITCHEN - 13'2" x 9'10" (4.02m x 3.00m)

Fully fitted kitchen with all trading & catering equipment available for an immediate start. Access to the parking area through rear door.

### Opening Hours

Monday - Friday: 9am to 6pm

Saturday: 10am to 4pm

### Alexanders Residential Sales

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### **KITCHEN - 16'6" x 8'3" (5.02m x 2.50m)**

Wooden cupboards fitted to give it that traditional country feel, skylight above the sink.

### **LIVING ROOM/DINER - 12'2" x 16'6" (3.70m x 5.02m)**

Entered via archway from the kitchen, opposite you see a large window which is emphasized with its natural from the two skylights on either side.

### **BEDROOM ONE - 7'4"x 11' 3" (2.24m x 3.45m)**

Bedroom one neutrally decorated and fully carpeted. Benefits from two good sized windows overlooking the hills and fields of New Cross.

### **BEDROOM TWO - 7'4" x 13'10" (2.24m x 4.21m)**

Bedroom two is neutrally decorated and fully carpeted. Benefits from two good sized windows overlooking the hills and fields of New Cross.

### **BATHROOM - 8'5" x 5'4" (2.57m x 1.63m)**

Neutrally decorated bathroom with an electric power shower hand wash basin and low flush WC. Privacy window.

### **OUTSIDE OF PROPERTY**

Parking space as well as beer garden to the back of the property. Overlooking the surrounding views of New Cross.

### **Opening Hours**

Monday - Friday: 9am to 6pm

Saturday: 10am to 4pm

### **Alexanders Residential Sales**

Cambrian Chambers

Terrace Road

Aberystwyth

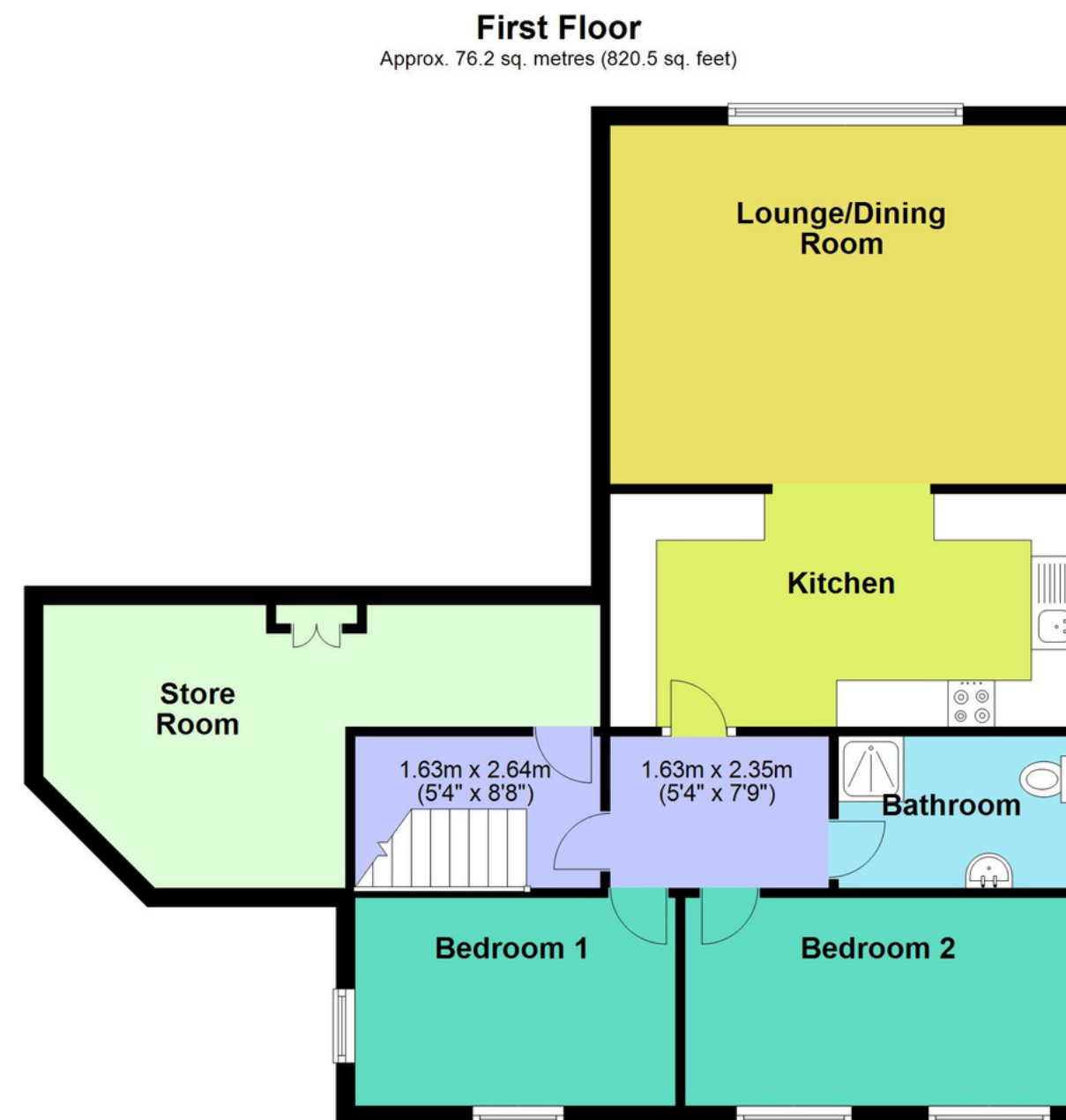
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Total area: approx. 177.6 sq. metres (1911.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd  
Plan produced using PlanUp.

New Cross  
Energy Rating  
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## VIEWINGS

Accompanied. Call 01970 636000 or contact [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk) for more information

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