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The Bridgend Inn, Llanychaer, Fishguard, Pembrokeshire, SA65 9TB

Price Guide £179,500

- *Prominently positioned Freehold Public House which stands in the heart of the village.
- *Character Accommodation with spacious Lounge and Public Bars with 70 covers.
- *First Floor Proprietors accommodation suitable for a Couple or small Family.
- *Ornamental Patio/Sitting area and a good sized rear Lawned/Beer garden.
- *Mains Services. Oil Central Heating and Partial uPVC Double Glazing.
- *The Bridgend Inn is an excellent going concern and is Free of all Trade Ties.
- *Early inspection strongly advised.

Description

The Bridgend Inn comprises a Semi Detached 2 storey building of predominantly solid stone construction with rendered and coloured elevations under a pitched slate and composition slate roofs. There are single storey cavity extensions to the rear of the Property.

Hall

With fitted carpet, open beam ceiling, ceiling light, doors to Bar Served, Lounge Bar/Sitting Room and:-

Public Bar



24'0" x 13'3" (7.32 x 4.04)

With a carpeted floor, 4 windows (1 uPVC double glazed), open beam ceiling, radiators, woodburning stove, bar served and opening to:-

Snug Area



12'11" x 6'5" (3.96 x 1.98)

With fitted carpet, 2 uPVC double glazed windows, bar served, fitted seating, 2 ceiling lights and a half glazed door to:-

Rear Hall

With ceramic tile floor, uPVC double glazed door to exterior,

2 ceiling lights, 2uPVC double glazed windows and door to Ladies and:-

Gents WC

With ceramic tile floor, ceiling light, W.C, 2 Urinals, Wash Hand Basin, tile splashback, wall mirror and extractor fan.

Ladies WC

With a Wash Hand Basin in vanity surround, tile splashback, wall mirror, 2 W.C's, uPVC double glazed window, 2 ceiling lights, radiator, extractor fan and a:-

Boiler Cupboard

Housing a freestanding Firebird Combi oil boiler (heating domestic hot water and firing central heating).

Lounge Bar / Sitting Room



31'11" x 16'6" (9.75 x 5.03)

With fitted carpet, stone fireplace housing a woodburning stove, 2 double panelled radiators and 2 single panel radiators, exposed A frames, open beam ceiling, 3 windows (1 Bow), 4 wall lights and a ceiling light, Bar Served and opening to:-

Rear Hall

With quarry tile floor, door to exterior and opening to:-

Kitchen / Preparation Room



17'5" x 14'6" (5.33 x 4.420)

With quarry tile floor, 2 strip lights, 2 uPVC double glazed windows, single drainer stainless steel sink unit with hot and cold, worktops, 6 ring LP Gas Cooker Range, stainless steel tables and an extensive range of Kitchen equipment.

There is an L shaped Bar Servery which serves the Public and Lounge Bars with a door to a:-

Cellar Store Room

12'2" x 10'11" (3.73 x 3.35)

With a Python system, shelving, ample power points, electric light, cellar refrigeration unit and a pedestrian door to rear garden.

A pedestrian door from the Bar Servery gives access to a staircase which leads to the:-

First Floor

Bedroom 1

13'5" x 10'5" (4.11 x 3.20)

With fitted carpet, uPVC double glazed window, ceiling light, power points, radiator, door to Bedroom 2/Sitting Room and opening to:-

En Suite Bathroom

With suite of Wash Hand Basin, W.C and a glazed and tiled Shower Cubicle with an electric shower.

Bedroom 2

13'5" x 10'9" (4.11 x 3.28)

With 2 uPVC double glazed windows, fitted carpet, radiator, ceiling light and power points.

Externally



Adjacent to the gable end of the Property is the Old (Mill) Water Wheel and a stream which links up with the River Gwaun.

To the rear of the Property is an ornamental stone Patio/Sitting Area and beyond is a good sized Lawned/Beer Garden.

Lean to Store Shed and a Timber Garden Shed.

Outside Electric Lights and an Outside Water Tap.

Services

Mains Water (metered supply), Electricity and Drainage are connected. Oil Fired Central Heating. Mainly uPVC Double Glazed. Roof Insulation. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion

Additional Information

Turnover: figures are available to Bona Fide applicants only.

Trade Ties : The Property is free of Trade Ties.

Stock: Stock is to be purchased at Valuation on Completion.

Fixtures and Fittings: Trade furnishings, fixtures and fittings including the kitchen equipment are included in the Sale.

General Remarks

The Bridgend Inn is a spacious Semi Detached Building which stands in the heart of this popular village within 3 miles or so of the Pembrokeshire Coastline and within a hundred yards or so of the River Gwaun. The Property has a spacious Lounge Bar as well as a sizeable Public Bar, together with a fully equipped Commercial Kitchen. In addition, there is the First Floor Proprietors Accommodation which would be suitable for a couple or a small family. In addition there is an ornamental stone Patio/Sitting area at the rear as well as a

Beer/Lawned Garden and to the side of the Lounge Bar is the Old (Mill) Water Wheel. The Bridgend Inn is an excellent going concern and has been named 'The Camra Real Ale Pub of the Year for Pembrokeshire 2017'.

Directions

From Fishguard take the B4313 road south east for some 3 miles and in the village of Llanychaer, The Bridgend Inn is situated on the right hand side of the road (directly opposite the turning on the left for Dinas).



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		