

VIEWING: By appointment only.
TENURE: We are advised freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
DRAINAGE: Please note we are advised this property is served by private drainage
BUSINESS RATE: We are advised that the rateable value of the property is £5200
AGENTS NOTE: A member of West Wales properties staff has a personal interest in this property.

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
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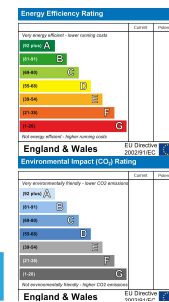


Felinwynt Cafe and Playbarn Felinwynt, Cardigan, SA43 1RT

- Established Business
- Outdoor Seating Area
- Ample Parking Facilities
- Oil Central Heating
- Childrens Soft Play
- Cafe & Reception Area
- Sea & Countryside Views
- Commercial EPC Rating; C

Offers Over £235,000

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The Agent that goes the Extra Mile





An exciting opportunity to purchase an established business located in the coastal village of Felinwynt, just 2.4 miles to the popular beach Mwnt, and 2.8 miles to Aberporth.

This established business is very popular within the community, and includes a cafe and childrens soft play. The building briefly comprises; a reception area with cafe seating and a counter. A door to the left leads to a storage cupboard, the ladies, mens and disabled/baby change WCs. At the end of the cafe there is further seating with views overlooking the sea, a commercial kitchen (kitchen equipment available under seperate negotiation) and store room. A door leads from reception into the playbarn where the childrens softplay is found. This includes many different activities for the children. At the end of the barn is the seating area which overlooks the play area, and again has views overlooking the sea and patio.

Externally; there is ample off road parking for visitors and staff. A path leads from the carpark to the entrance and showcases a variety of shrubs and flower beds. To the front of the playbarn there is a patio and raised lawned area, with wooden childrens climbing frame and slide - offering a perfect place to sit and enjoy the superb far-reaching sea and countryside views.

Viewing is highly recommended to appreciate what this business has to offer. Accounts are available post viewing.



Reception Area

24'06 x 24'08 (7.47m x 7.52m)

Mens WC

5'04 x 6'03 (1.63m x 1.91m)

Cafe

57'00 x 18'03 (max) (17.37m x 5.56m (max))

Disabled/Baby Change WC

4'08 x 6'03 (1.42m x 1.91m)

Kitchen

27'10 x 10'05 (8.48m x 3.18m)

Store Room

10'07 x 10'08 (3.23m x 3.25m)

Playbarn

66'08 x 25'01 (20.32m x 7.65m)

Ladies WC

9'05 x 8'07 (2.87m x 2.62m)



DIRECTIONS

From our Cardigan office head through the high street pass the spar shop and turn left onto Gwbert Road. Continue along this road for 0.7 miles and turn right, continue for 2 miles, and turn right once you reach the junction. Follow the road for approximately 1.8 miles and the Playbarn is situated on your left hand side. What 3 Words Reference - silks.something.taller

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.