





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.