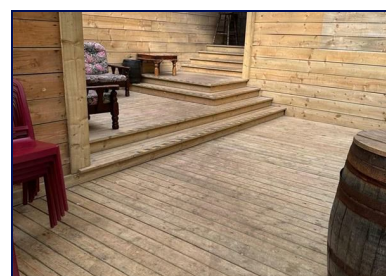


The Masons Arms Rhydypany Road, Morriston, Swansea, SA6 6PB



Offers in the region of £375,000



A traditional Welsh Country Pub/Restaurant with owner's living accommodation.

The property is a well established business with a fully equipped commercial kitchen to include all fixtures and fittings.

The property offers further expansion capabilities, subject to obtaining planning consent.

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RICS



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PROTECTED

Front Porch

Main lounge/bar area

27'0" x 54'1" (8.25 x 16.49)

With solid oak bar with optic rails, beer pumps, open log burners. A mixture of carpeted laminate floor finishes. Timber wall panels, timber beams, exposed stonework, timber panelled walls.

W.C.s

Tiled flooring and tiled walls

Commercial Kitchen

22'7" x 8'7" (6.89 x 2.64)

Non slip flooring, tiled walls and stainless steel cookers and sink.

External seating area

17'1" x 23'4" and 18'9" x 12'5" (5.23 x 7.12 and 5.73 x 3.79)

A large timber framed structure with single glazed windows, timber flooring and timber panelled walls.

Cellar

26'0" x 29'0" (7.95 x 8.85)

First Floor-Internal Access

Bedroom 1

11'1" x 7'0" and 14'9" x 7'1" (3.4 x 2.15 and 4.52 x 2.18)

Laminate flooring, UPVC double glazed items, radiator

Bedroom 2

14'4" x 10'11" (4.39 x 3.34)

Carpet to floors. UPVC Items

Bedroom 3

10'5" x 9'11" (3.19 x 3.03)

Carpet, radiator

Bathroom

9'9" x 8'9" (2.98 x 2.68)

Kitchen

9'10" x 7'7" (3.02 x 2.33)

Sink, cooker and fitted units. Timber framed windows

Exterior

Large parking area, beer garden and covered canopy area.

Services

Worcester Boiler Installed 2024

LPG Gas

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		

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		

You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.