



The Neuadd Arms Hotel The Square, Llanwrtyd Wells, Powys, LD5 4RB
Offers based on £500,000

An Outstanding opportunity arises to acquire a noted Country House hotel set within a landmark location in the smallest town in Britain. This impressive late Georgian and early Victorian building presently offers 20 en suite letting bedroom and beautiful 3 bedroom owners accommodation, the whole of which offers huge potential for redevelopment or to continue it current impressive business.

Further Option available for 3 bedroom cottage and successful micro brewery by separate negotiation.

Full details coming soon..... Please call us for further information

The Square, Llanwrtyd Wells, LD5 4RB

ENTRANCE LOBBY / FOYER 17'10" x 7'3" (5.44 x 2.21)

ANOTHER ASPECT



Attractive glazed entrance door with side panels leading to spacious reception area. Staircase to 1st floor. Wood Blocked floor.

MAIN BAR

RECEPTION AREA



With impressive stone fireplace.

ANOTHER ASPECT

BREAKFAST ROOM 17'6" x 11'8" (5.34 x 3.57)

LOUNGE BAR 23'7".22'11" x 16'6" (7.2.7 x 5.03)



Open Fire Place in feature surround.



With feature fireplace

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ANOTHER ASPECT

MAIN KITCHEN

DINING ROOM 32'11"xx13'3" (10.04xx4.04)



2 Bay windows to the front elevation.

BASEMENT

ANOTHER ASPECT

1ST FLOOR - MAIN LANDING 26'6" x 6'9" (8.09 x 2.07)

Built in cupboards. Staircase to 2nd floor. Column radiator.



BEDROOM 1 10'8" x 8'9" (3.27 x 2.68)



POOL ROOM 20'0" x 11'8" (6.11 x 3.57)

With feature fireplace incorporating wood burning stove.

Built in wardrobe. Radiator.

BAR AREA

OFFICE

PREPARATION KITCHEN

The Square, Llanwrtyd Wells, LD5 4RB

EN SUITE 7'2" x 3'10" (2.19 x 1.18)



Walk in tiled and glazed shower cubicle. Pedestal Hand basin. Low level w.c. Shaver socket and light.

BEDROOM 2 10'9" x 10'9" (3.29 x 3.29)



Pedestal hand basin with splash back. Radiator.

EN SUITE 8'3" x 5'11" (2.52 x 1.81)



Paneled bath. Low level w.c. Built in Cupboard. Skylight and exposed beam.

INNER LANDING 20'9" x 4'0" (6.35 x 1.24)

BEDROOM 3 15'6" x 12'8" max (4.74 x 3.87 max)



Built in cupboard. Radiator.

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EN SUITE 5'9" x 4'10" (1.77 x 1.48)



Paneled bath with shower above. Pedestal hand basin. Low level w.c. Part tiled walls. Shaver socket and light.

BEDROOM 4 13'5" x 7'10" (4.09 x 2.41)



Radiator.

EN SUITE 6'3" x 4'1" (1.91 x 1.27)

Triton Shower in glazed and tiled cubicle. Pedestal hand basin. Low level w.c. Shaver socket and light.

BEDROOM 5 13'8" x 8'7" (4.17 x 2.64)

Built in cupboard. Radiator

ENSUITE 6'5" x 3'10" (1.98 x 1.17)

Shower in cubicle. Hand basin. Low Level w.c.

BEDROOM 6 13'9" x 10'11" (4.21 x 3.34)



Built in cupboard. Radiator.

ENSUITE

Walk in shower cubicle. Hand basin. Low level w.c. Fully tiled. Shaver socket and light.

BEDROOM 7 12'10" x 10'9" (3.92 x 3.29)



Built in wardrobe. Radiator.

The Square, Llanwrtyd Wells, LD5 4RB

ENSUITE 8'11" x 4'8" (2.73 x 1.44)



Paneled bath. Pedestal hand basin. Low level w.c. Part tiled walls. Ceiling sky light. Radiator.

BEDROOM 9 10'4" x 8'10" (3.17 x 2.71)



Radiator.

BEDROOM 8 13'4" x 11'9" (4.07 x 3.6)



Radiator.

EN SUITE 8'1" x 7'3" (2.47 x 2.21)



Paneled bath. Pedestal hand basin. Low level w.c. Shower in glazed and tiled cubicle. Part tiled walls.

ENSUITE

Shower in tiled and glazed cubicle. Hand basin. Low level w.c. Full tiled walls. Shaver socket and light.

THE GREEN ROOM 20'8" x 12'10" (6.30 x 3.92)



Attractive paneled rooms with lights. Radiators x 2.

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ANOTHER ASPECT

EN SUITE 18'6" x 2'9" (5.65 x 0.85)



EN SUITE 8'4" x 6'11" (2.56 x 2.13)

Panelled bath with shower above. Pedestal hand basin. Low level w.c. Part tiled walls. Radiator.



BEDROOM 11 11'0" x 8'5" (3.36 x 2.59)



Paneled bath with shower mixer tap. Pedestal hand basin. Low level w.c. Shaver socket and light. Part tiled walls. Radiator

Radiator.

BEDROOM 10 11'10" x 11'9" (3.61 x 3.59)



Built in wardrobe. Radiator.

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EN SUITE 7'3" x 4'6" (2.23 x 1.39)

BEDROOM 14 10'5" x 10'3" (3.18 x 3.14)



Paneled bath with shower above. Pedestal hand basin. Low level w.c. Full tiled walls. Radiator.

Radiator.

BEDROOM 12 11'8" x 10'8" (3.56 x 3.26)

ENSUITE 8'4" x 4'5" (2.56 x 1.35)



Radiator.

Paneled bath. Pedestal hand basin. Low level w.c. Fully tiled walls. Shaver socket and light. Radiator.

EN SUITE

Shower in tiled cubicle. Pedestal hand basin. Low level w.c. Shaver socket and light.

BEDROOM 15 12'4" x 8'6" (3.77 x 2.60)



Radiator.

The Square, Llanwrtyd Wells, LD5 4RB

ENSUITE 8'8" x 5'6" (2.66 x 1.7)

Walk in shower cubicle. Hand basin. Low level w.c. Fully tiled walls. Shaver socket and light. Radiator.

INNER LANDING 30'4" x 4'3" (9.26 x 1.30)

Access to under stairs cupboard.

BEDROOM 17 13'4" x 10'1" (4.07 x 3.09)



Radiator.

EN SUITE 7'9" x 6'9" (2.38 x 2.07)



Paneled bath. Hand basin. Low level w.c. Part tiled walls. Shaver socket and light. Radiator.

BEDROOM 18 12'5" x 10'2" (3.81 x 3.12)



Radiator.

EN SUITE 8'6" x 6'6" (2.61 x 2)

Paneled bath. Pedestal hand basin. Low level w.c. Shaver socket and light. Radiator.

BOILER ROOMS

REAR LANDING 32'9" x 6'0" (10 x 1.84)

Fire escape. Radiator

BEDROOM 19 14'2" x 10'5" (4.34 x 3.19)



Radiator.

ENSUITE 7'8" x 5'9" (2.34 x 1.77)

Paneled bath. Hand basin. Low level w.c. Part tiled walls. Shaver socket and light.

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BEDROOM 20 13'8" x 11'5" (4.18 x 3.49)



Radiator.

ENSUITE 8'10" x 6'0" (2.70 x 1.85)



Paneled bath with shower above. Pedestal hand basin. Low level w.c. Full tiled walls. Shaver socket and light. Radiator.

BEDROOM 22 13'5" x 11'10" (4.09 x 3.63)



Radiator

EN SUITE 8'9" x 6'8" (2.68 x 2.05)

Paneled bath with shower above. Pedestal hand basin. Low level w.c. Fully tiled walls. Shaver socket and light.

BEDROOM 23 11'10" x 10'1" (3.62 x 3.09)



Built in cupboard. Radiator.

EN SUITE 7'11" x 2'9" (2.43 x 0.85)



Shower cubicle. Hand basin. Low level w.c. Fully tiled walls. Shaver socket and light.

THE PENTHOUSE SUITE - KITCHEN/ LIVING ROOM 29'3" x 20'0" (8.93 x 6.12)

Extensive range of built in kitchen units. Pine paneled floorboards. Ceiling skylights. Much exposed timber work.

HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY & VALUATION

LOCATION

N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the

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property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

COUNCIL TAX

We understand the "Domestic" element is council tax band "B".

SERVICES

VIEWING

Strictly by appointment only with the agents BJP residential.

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

