



Boncath Inn, Village Square Boncath SA37 0JN

Here we have an interesting opportunity to either reopen a closed public house in the centre of Boncath or to redevelop the whole site into two residential units in the existing building and an option to build two semi detached houses to the rear of the building in what is now the car park. The site has recent "PREAPPLICATION ADVICE" from Pembrokeshire County Council but NOT DETAILED PLANNING CONSENT at this stage. Full details of the preapplication advice are available for inspection. Lots of potential here !

- ❖ Preapplication Advice To Develop Site
- ❖ Possible 2 Residential Units (stp)
- ❖ Previously Village Public House
- ❖ £45 000 for Option On Plot To Rear
- ❖ Plot And House £254 950
- ❖ Lots of Potential - subject to detailed consent
- ❖ Option To Reopen As A Pub or Retail/B&B
- ❖ Energy Rating: D

£209,950

1 Cawdor Terrace, Newcastle Emlyn
Carmarthenshire SA38 9AS

10 High Street, Cardigan
Ceredigion SA43 1HJ

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Accommodation

Entrance via front door into:



Public Bar 39' 4" x 16' 5" (12m x 5m)

With part slate-effect, part wood flooring, exposed ceiling beams, feature fireplace with stone surround and log-burner inset, potential seating for 30.



Public Bar - Another View



Public Bar - Another View



Bar Area



Snug

13' 1" x 8' 2" (4m x 2.5m)

With exposed beamed ceiling, L-shaped panelled front bar counter.



Front Hallway

With door off to:

Games Room

13' 1" x 13' 1" (4m x 4m)

With stained pine surround, fireplace with gas-fire inset, quarry tiled flooring.

Restaurant

19' 8" x 8' 2" (6m x 2.5m)

Located off the bar with exposed ceiling beams, part-panelled walls, seating for 20.

Catering Kitchen

16' 5" x 13' 1" (5m x 4m)

With an extensive range of fitted wall and base units, oil-fired Rayburn cooker, quarry tiled floor.



Ajoining Utility / Wash Up

With twin bowl stainless steel sink/drainer unit, fitted cupboards, tiled floor.

Cooking Kitchen 19' 8" x 6' 7" (6m x 2m)

With quarry tiled floor.



Rear Entrance Hall

With quarry tiled floor, door off to:

Gentleman's WC

With 3 urinals, separate WC, wash hand basin, part-tiled walls, quarry tiled floor.

Ladies WC

With WC, wash hand basin, part-tiled walls, quarry tiled floor, storage cupboard.

First Floor

Private Lounge *14' 4" x 12' 6" (4.37m x 3.81m)*

With window to the front, 2 radiators.



Bedroom 1 *17' 2" x 13' 1" (5.23m x 4.0m)*

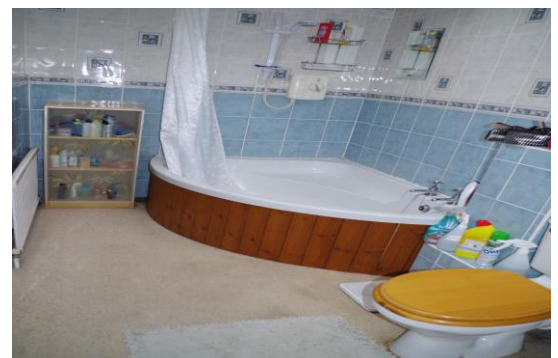
With window to the front, radiator

Utility / Store Room *15' 5" x 13' 2" (4.70m x 4.02m)*

With space and plumbing for washing machine, window to side, radiator, part-sloping ceiling.

Bathroom

With corner bath suite with shower over, radiator, low level flush WC, pedestal wash hand basin, part-tiled walls, airing cupboard.



Bedroom 2 *12' 8" x 8' 9" (3.86m x 2.67m)*

Window to side, wash hand basin, radiator.



Bedroom 3 *8' 2" x 10' 4" (2.48m x 3.16m)*

With window to the front, radiator.

Bedroom 4 (en suite) *12' 2" x 14' 5" (3.72m x 4.40m)*

With window to front, 2 radiators.



En-Suite Shower Room

With shower cubicle, low level flush WC, wash hand basin.

Basement

With flagstone floor, shelving, cellar cooler.

Externally



Rear View



Another Rear View



Directions

From Cardigan, take the A478 Narberth Tenby Road. Continue through Bridell & Rhoshill & continue until you see a staggered cross-roads. Turn left here for Boncath. Proceed into the village and Boncath Inn is on the left-hand side on the village square.

General Information

Viewings via the agents: HOUSESFORSALEINWALES.CO.UK

Services: Mains electricity, mains water & mains drainage.

PLEASE NOTE: THIS PROPERTY IS OWNED AN EMPLOYEE OF THE SMALLHOLDING CENTRE AND HOUSES FOR SALE IN WALES. IN THE INTEREST OF TRANSPARENCY, WE HAVE TO MAKE YOU AWARE OF THIS FACT AND ANY NEGOTIATIONS WILL BE VIA AN UNCONNECTED MEMBER OF OUR STAFF IN ORDER TO COMPLY WITH VARIOUS CODES OF CONDUCT THAT WE STRICTLY ADHERE TO.

Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

Important Notice

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. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can 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. All photographs are taken with a digital camera.

