

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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- **FOR SALE AS A GOING CONCERN.**
- **HOTEL with 2 PUBLIC BARS.**
- **5 EN-SUITE LETTING BEDROOMS - 2 SELF CATERING.**
- **1 BEDROOM LETTING FLAT. GAS C/H.**
- **CAR PARK AT REAR. BEER GARDEN.**
- **RETIREMENT SALE. FREE OF TIE.**
- **RESTAURANT/FUNCTION ROOM.**
- **3 BEDROOMED OWNERS LIVING ACCOMMODATION.**
- **WALKING DISTANCE BURRY PORT RAILWAY STATION AND HARBOUR.**

Caulfields Hotel
No 11 Station Road
Burry Port SA16 0LR

£400,000
STOCK AT VALUATION
FREEHOLD

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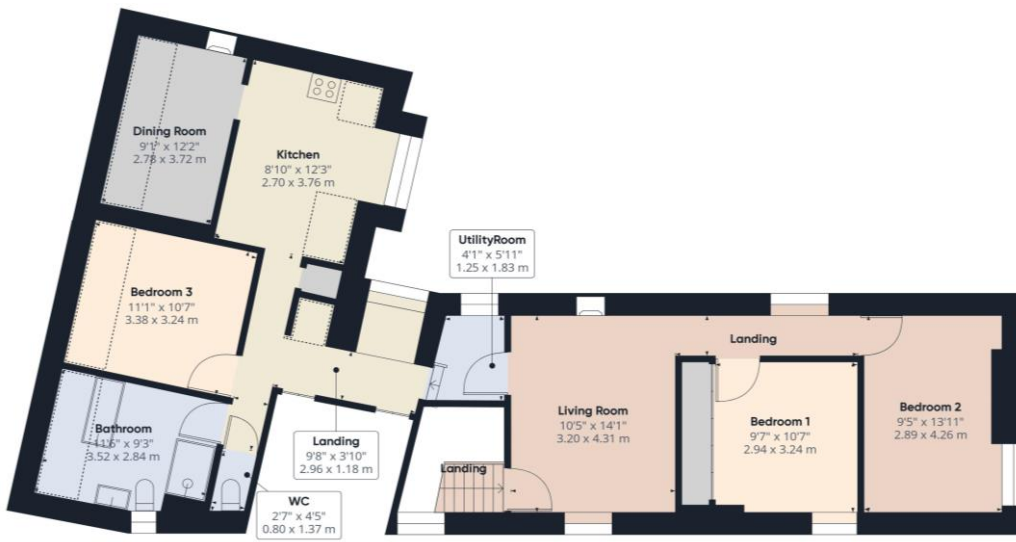
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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PROTECTED

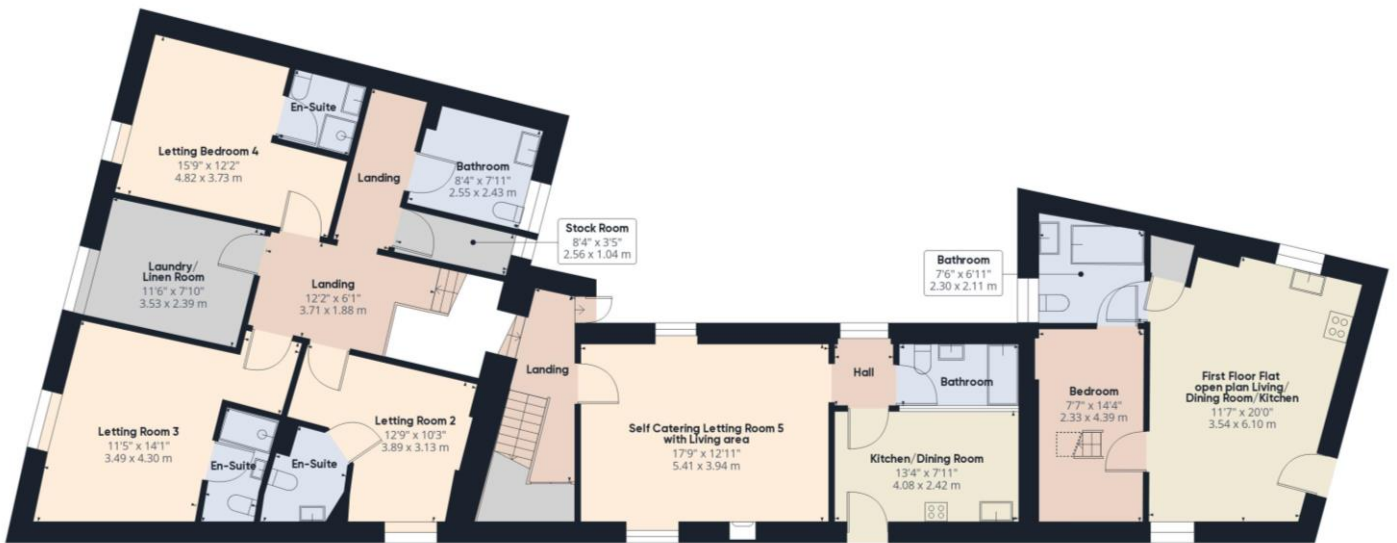
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The Property
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



2ND FLOOR OWNERS LIVING ACCOMMODATION



1ST FLOOR LETTING ACCOMMODATION



A most conveniently situated well positioned long established **HOTEL** with **2 PUBLIC BARS**, **RESTAURANT/FUNCTION ROOM** and **5 EN-SUITE LETTING ROOMS (2 self catering)** together with a **1 BEDROOMED FIRST FLOOR FLAT** and **3 BEDROOMED OWNERS LIVING ACCOMMODATION** having at the rear a **PATRONS CAR PARK** and to the side a **BEER GARDEN** and **CHILDRENS PLAY AREA** situated within a **relatively short level walking distance of the Railway Station and local shops and facilities at the centre of the coastal harbour town of Burry Port** that offers a marina, lighthouse and sandy beach (Burry Port beach west) and which in turn is situated at the **mouth of the Loughor estuary within half a mile of the A484 Carmarthen to Llanelli trunk Road**, is within **1 mile of Ashburnham Golf Club**, is within **3 miles of Pembrey Country Park and Cefn Sidan sands** that offer a wealth of Nature Trails, walks etc, is located within **4 miles of Llanelli town centre**, is located some **5 miles south of the ancient township of Kidwelly** that is renowned for its 12th Century Norman Castle and the property is located within **6 miles of Ffos Las Racecourse**.

The property comprises a deceptively large double fronted end of terrace premises that has been substantially modernised and updated by the owners and applicants may be interested to note that the property was formerly known as 'The Cambrian Hotel'.

MODERNISED AND UPDATED/EXTENDED (FUNCTION ROOM/RESTAURANT) IN 2008/2010.

FOR SALE AS A GOING CONCERN. FIRST TIME ON THE MARKET SINCE 2000. FREE OF TIE.

THE FURNITURE, EFFECTS AND EQUIPMENT ARE AVAILABLE BY SEPARATE NEGOTIATION.

STOCK AT VALUATION. GAS CENTRAL HEATING. PVCu DOUBLE GLAZED WINDOWS.

8' 1" and 9' 9" (2.46m and 2.97m) CEILING HEIGHTS TO THE GROUND FLOOR. CCTV.

FIRE DOORS. AMPLE POWER POINTS THROUGHOUT. EMERGENCY LIGHTING.

EXCELLENT SCOPE TO INCREASE TURNOVER AND PROFITABILITY THROUGH LONGER OPENING HOURS, RE-OPENING THE RESTAURANT AND DEVELOPING FULL CAPACITY FOR THE LETTING ROOMS.

VESTIBULE HALL with double door access to outside.

PUBLIC BAR 28' 8" x 13' 4" (8.73m x 4.06m) overall slightly 'L' shaped with boarded floor. Bar servery. PVCu double glazed window to fore. Fitted peripheral seating. **Table covers for 22.** 2 Radiators. T&G boarded to dado height.

CENTRAL BAR AREA with hatch to the basement (former cellar). Sink unit.

LOUNGE BAR 22' 10" x 13' 2" (6.95m x 4.01m) average with bar servery. 2 Radiators. PVCu opaque double glazed picture window. PVCu double glazed double doors to the outside covered seating area.

INNER HALL with boarded effect laminate flooring. Staircase to the Letting rooms and owners accommodation. Understairs storage cupboard.

REAR HALL 18' 6" (5.63m) in depth with feature quarry tiled floor. PVCu part opaque double glazed door to outside.

LADIES CLOAKROOM/WC 10' 10" x 5' 10" (3.30m x 1.78m) overall with quarry tiled floor. Tiled walls to dado height. Radiator. Pedestal wash hand basin. **2 SEPARATE WC's OFF.**



SELF SERVICE DINING ROOM 15' 10" x 12' 11" (4.82m x 3.93m) with quarry tiled floor. PVCu opaque double glazed window. T&G boarded to dado height. Radiator. Door to the kitchen. 2 Openings to

RESTAURANT/FUNCTION ROOM 21' 5" x 13' 6" (6.52m x 4.11m) with feature fireplace. **Table covers for 30.** Radiator. PVCu double glazed window. 2 PVCu double glazed double French doors to and overlooking the children's play area and beer garden. PVCu double glazed door to outside.

KITCHEN 11' 10" x 10' 5" (3.60m x 3.17m) with quarry tiled floor. 2 PVCu double glazed windows. Stainless steel worksurfaces. Wash hand basin. Fitted stainless steel canopied commercial extractor fan. Telephone point. PVCu double glazed door to the rear hall. Door to

UTILITY ROOM 12' 10" x 4' 10" (3.91m x 1.47m) with vinyl floor covering. Sink unit with stainless steel splashback. Fitted shelving. PVCu double glazed window.

REAR HALL 20' 5" x 8' 6" (6.22m x 2.59m) overall with ceramic tiled floor. Roof light. Tiled walls to dado height. PVCu double glazed entrance door and side screen to the rear Courtyard.

UNDERSTAIRS STORAGE CUPBOARD OFF

DISABLED PERSONS WC 5' x 4' 3" (1.52m x 1.29m) with ceramic tiled floor. Tiled walls to dado height. 2 Piece suite in white comprising wash hand basin and WC.

GENTS WC 9' x 4' 9" (2.74m x 1.45m) overall with tiled walls to dado height. Wash hand basin. 3 Urinals. PVCu opaque double glazed window.

REAR CONCRETED COURTYARD 14' 11" x 9' 9" (4.54m x 2.97m) with fire escape for the Letting room accommodation. Door to

BEER CELLAR 23' 10" x 6' 11" (7.26m x 2.11m) with water tap. 8' 10" (2.69m) Ceiling height. PVCu doors to the Car Park and

SELF CATERING LETTING ROOM 1 21' 2" x 11' 7" (6.45m x 3.53m) overall 'L' shaped. A **double room** with PVCu double glazed double French doors to an outside seating area and which gives access to the Car Park. PVCu double glazed window. Ceramic tiled floor to the Dining/Hall area. Radiator. Fitted base kitchen units incorporating a sink unit. Recessed downlighting.

EN-SUITE SHOWER ROOM 5' 8" x 5' 6" (1.73m x 1.68m) with ceramic tiled floor. Chrome towel warmer ladder radiator. Extractor fan. 2 Piece suite in white comprising wash hand basin and WC. Plumbed-in shower with curtain and rail having a tiled surround.

FIRST FLOOR - 8' 9" (2.66m) Ceiling heights - fire doors.

HALF LANDING



FRONT LANDING 10' 3" x 6' 2" (3.12m x 1.88m) with smooth skimmed and coved ceiling. Smoke detector.

LETTING BEDROOM 2 12' 9" x 11' 6" (3.88m x 3.50m) overall a **double room** with PVCu double glazed tilt 'n' turn window. Radiator. Smoke detector. Dado rail. Recessed downlighting.

EN-SUITE SHOWER ROOM with extractor fan. 2 Piece suite in white comprising pedestal wash hand basin with tiled splashback and WC. Shower cubicle with electric shower over.

LETTING BEDROOM 3 15' 11" x 13' 2" (4.85m x 4.01m) overall. A **triple room** with dado rail. Radiator. Smoke detector. Recessed downlighting. PVCu double glazed window to fore.

EN-SUITE SHOWER ROOM with extractor fan. 2 Piece suite in white comprising WC and pedestal wash hand basin with tiled splashback. Vinyl floor covering. Shower cubicle with electric shower over. Recessed downlighting.

LINEN/STOCK ROOM 11' 8" x 7' 11" (3.55m x 2.41m) with PVCu double glazed tilt 'n' turn window to fore. Radiator. Recessed downlighting. **Could easily revert to a Letting Room.**

LETTING BEDROOM 4 15' 11" x 12' 3" (4.85m x 3.73m) overall a **double room** with dado rail. Radiator. Smoke detector. Recessed downlighting. PVCu double glazed window.

EN-SUITE SHOWER ROOM with vinyl floor covering. Recessed downlighting. Extractor fan. 2 Piece suite in white comprising WC and pedestal wash hand basin with tiled splashback. Shower cubicle with plumbed-in shower over.

INNER LANDING 8' x 4' (2.44m x 1.22m) plus fitted floor to ceiling **AIRING/LINEN CUPBOARD.**

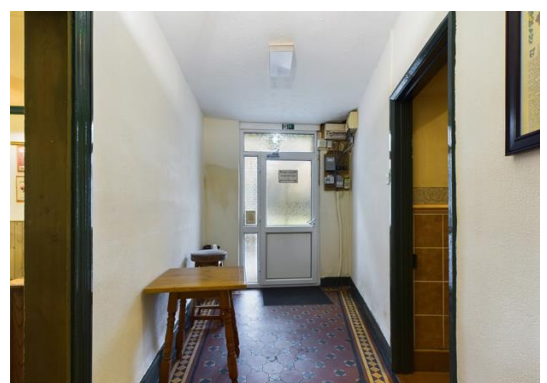
STOCK ROOM 8' 5" x 3' 5" (2.56m x 1.04m) with radiator. Exposed boarded floor. Fitted shelving.

BATHROOM 8' 8" x 8' 2" (2.64m x 2.49m) with PVCu opaque double glazed window. Radiator. Recessed downlighting. 3 Piece suite in white comprising WC, pedestal wash hand basin and enamelled bath with waterproof panelled splashback and electric shower over.

REAR LANDING with PVCu double glazed entrance door to the flat roof that gives access to the fire escape to the rear Courtyard. 'Worcester' gas fired central heating boiler. **Staircase to the second floor Owners Living accommodation. UNDERSTAIRS STORAGE CUPBOARD.**

SELF CATERING LETTING SUITE 5 17' 11" x 13' 1" (5.46m x 3.98m) a **triple room** with double aspect and **living area**. 2 PVCu double glazed tilt 'n' turn windows. Feature fireplace. **10' 1" (3.07m) ceiling height.** Feature coved ceiling. Radiator. Opening to

HALL with vinyl floor covering. PVCu double glazed window.



BATHROOM 8' 10" x 4' 9" (2.69m x 1.45m) with vinyl floor covering. Radiator. Part waterproof panelled walls. Spotlighting. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath with plumbed-in dual head shower over and shower screen.

FITTED KITCHEN/DINING ROOM 13' 6" x 8' (4.11m x 2.44m) with vinyl floor covering. Radiator. Part tiled walls. Range of fitted base kitchen units incorporating a sink unit. Provision for gas cooker. PVCu 'stable type' part opaque double glazed door to the external steel staircase that leads to the Car Park.

SECOND FLOOR - OWNERS LIVING ACCOMMODATION

LIVING ROOM 14' 2" x 10' 6" (4.31m x 3.20m) with exposed boarded floor. Radiator. PVCu double glazed tilt 'n' turn window. 8' 6" (2.59m) Ceiling height. Feature fireplace with pine surround.

LANDING OFF with exposed boarded floor. PVCu double glazed tilt 'n' turn window with a view over Burry Port.

SIDE BEDROOM 1 10' 10" x 9' 9" (3.30m x 2.97m) plus fitted wall to wall/ floor to ceiling wardrobes with sliding doors. Exposed boarded floor. Radiator. PVCu double glazed tilt 'n' turn window.

REAR BEDROOM 2 14' 1" x 9' 8" (4.29m x 2.94m) with laminate flooring. PVCu double glazed tilt 'n' turn window. Radiator.

UTILITY ROOM with exposed boarded floor. PVCu double glazed window. Wall mounted 'Baxi' gas fired central heating boiler. Plumbing for washing machine. Openings to the Living room and

INNER LANDING with exposed boarded floor. Feature stained glass/leaded effect PVCu double glazed window with a deep pine sill. UNDERSTAIRS STORAGE CUPBOARD off.

WALK-IN STORE CUPBOARD OFF 6' 8" x 6' 2" (2.03m x 1.88m)

SEPARATE WC

BATHROOM 11' 6" x 9' 2" (3.50m x 2.79m) with exposed boarded floor. Double glazed 'Velux' window to part sloping ceiling. Towel warmer ladder radiator. Part tiled walls. PVCU opaque 'Porthole' window with stained glass/leaded effect lights. Shaver point. 3 Piece suite in white comprising WC, pedestal wash hand basin and 'slipper' bath with shower attachment. Double quadrant shower enclosure with dual head plumbed-in shower over and double sliding doors. Pine panelled/glazed door with stained glass/leaded effect lights to the landing.

FRONT BEDROOM 3 11' 10" x 10' 4" (3.60m x 3.15m) with radiator. Pine panelled/glazed door with stained glass/leaded lights to the landing. Exposed boarded floor. Double glazed 'Velux' window to part sloping ceiling. Radiator.



FITTED KITCHEN/BREAKFAST ROOM 12' 3" x 8' 11" (3.73m x 2.72m) with exposed boarded floor. Radiator. Part sloping ceiling. Part tiled walls. PVCu double glazed dormer window. Telephone point. Range of fitted pine fronted base kitchen units incorporating a Butlers sink. Provision for a gas cooker. Opening to

STUDY/DINING ROOM 12' 4" x 9' (3.76m x 2.74m) with exposed boarded floor. Double glazed 'Velux' window to part sloping ceiling. Feature fireplace. TV and telephone points.

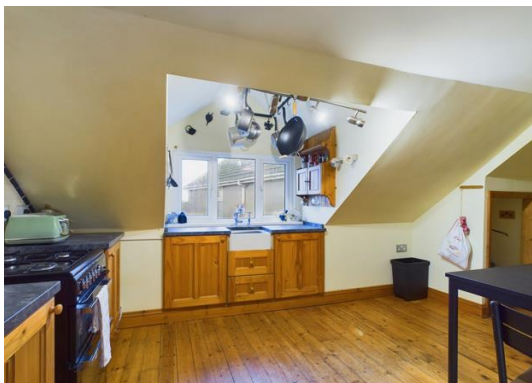






OWNERS LIVING ACCOMMODATION





EXTERNALLY

Double and single gated decoratively stoned/lawned **beer garden** to one side with **Children's Play area** off. The property has the benefit of a side/rear access that leads to a decoratively stoned and double gated **Patrons Car Park at rear.**

COVERED SEATING AREA 19' x 12' 6" (5.79m x 3.81m) off the Lounge Bar

DETACHED DOUBLE GARAGE 24' x 16' 6" (7.31m x 5.03m) with power and lighting. 2 Up-and-over garage doors. Concrete sectional built.

DETACHED SINGLE GARAGE 20' x 8' 2" (6.09m x 2.49m) with power and lighting. Up-and-over garage door. Concrete sectional built.

APPROACHED FROM THE CAR PARK AN EXTERNAL STEEL STAIRCASE GIVES ACCESS TO

FIRST FLOOR FLAT comprising

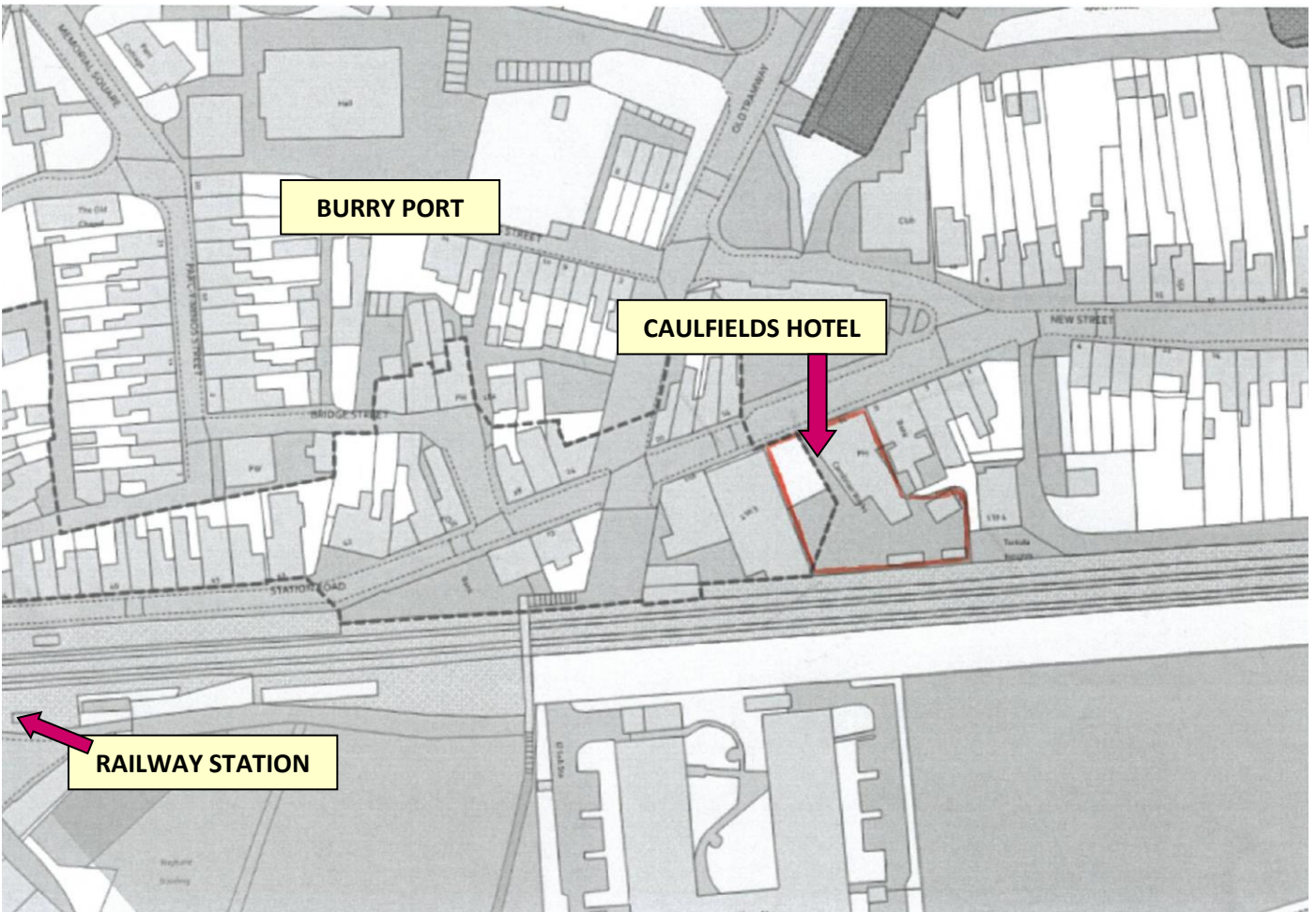
OPEN PLAN LIVING/DINING ROOM/FITTED KITCHEN 20' 1" x 13' 9" (6.12m x 4.19m) average with **14' (4.27m) high vaulted feature beamed ceiling** with double glazed 'Velux' window. Double aspect. 2 PVCu double glazed windows. Radiator. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, electric oven, gas hob, canopied cooker hood and glazed unit. Plumbing for washing machine. Laminate flooring. Ceramic tiled floor to the Kitchen area. Telephone point. **PVCu 'stable' type door to the external staircase.** Fitted cupboard.

BEDROOM 14' 6" x 7' 7" (4.42m x 2.31m) with vaulted ceiling with double glazed 'Velux' window. Telephone point. Radiator. **Steep steps to a mezzanine bedroom area.** Door to

BATHROOM 7' 7" x 7' 7" (2.31m x 2.31m) with tile effect vinyl floor covering. Chrome towel warmer ladder radiator. PVCu opaque double glazed tilt 'n' turn window. Vaulted sloping beamed ceiling. 3 Piece suite in white comprising WC, wash hand basin to fitted bathroom furniture and corner Spa bath with tiled splashback having a plumbed-in shower over and shower screen.







THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - From the **centre of Burry Port** (Railway Station) travel along '**Station Road**' **past** the left hand turning for 'Stepney Road' continuing **past** the '**Premier Burry Port Stores**' and the **Pharmacy** and the property will be found a **little further along** on the **right hand side**.

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

AVAILABLE BY SEPARATE NEGOTIATION: - The letting room furniture and effects, bar and kitchen equipment are available by separate negotiation. **STOCK AT VALUATION.**

STAFF: - There are 9 part time members of staff.

HOURS OF BUSINESS: - Applicants should note that the property presently only opens on a Monday and Tuesday 1.30pm to 7.30pm. Wednesday to Sunday 12 noon to 12.30am

ACCOUNTS: - Certified accounts will be made available to Bone Fide applicants who have provided proof of funds.

LICENCE: - The property is licensed to sell alcohol Monday to Sunday 8am to 01:30am and there is a Music Licence for 11am to midnight.

SERVICES: - Mains electricity, water, drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: - **Owners living accommodation** - BAND B. 2023/24 = £p. *Oral enquiry only.*

RATEABLE VALUE: - 2023/24 - **£10,250.**

BUSINESS RATES PAYABLE: - 2023/24 - **£5,483.75p** **BEFORE** any reliefs are applied

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

12.02.2024 - REF: 6765