

Commercial

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Brynffynon Hotel

Llanwonno

Pontypridd

CF37 3PH

hrt.uk.com



Brynffynon Hotel
Llanwonno
Pontypridd
CF37 3PH

Asking price £399,000

The Brynffynon Hotel is a substantial two storey (plus basement) premises situated near Pontypridd Town Centre, a short travelling distance from the A470.

- Two Storey premises plus basement
- Near to Pontypridd Town Centre
- Function room with bar
- Three ensuite bedrooms
- Potential for re-development (subject to planning consent being obtained)



Description

The Brynffynon Hotel is an attractive two storey detached property of stone construction with a pitched slated roof. The ground floor trading area is styled traditionally throughout to a good standard and retains its original features such as the fireplace and oak floors. There is a bar area and function room to the front of the property. To the rear, there is a commercial kitchen, W.C and access to a basement.

The first-floor benefits from three en-suite bedrooms plus excellent-sized living accommodation for the owner. Externally, the property benefits a back trade garden and includes a large car park located on the side of the building. It is considered that the property would have potential for redevelopment, subject to any local authority planning consent being obtained.

Accommodation

The property is arranged over two levels extending to approximately 3,000 sq.ft

Price

Guide Price of £399,000

Figures are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Rhondda Cynon Taf Council in order to verify.

The 2023 Rateable Value is £16,500 per annum.

The business multiplier for Wales 2021/2022 is 0.535p in the pound.

EPC

EPC Rating - D.

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: Will Gamlin

Tel: 02922 671553

Email: williamgamlin@hrt.uk.com





Directions

Postcode: CF37 3PH

What3words: curvy.barrel.zeal

Travel north on A470 towards Pontypridd. Take the exit signposted Ynysybwl /B4273. Take 2nd exit on roundabout towards Town Centre/Ynysybwl. At next roundabout take 1st exit (right) onto A4223. Continue on this road for 4.5 miles. At the junction turn right and the property is on your right hand side.

Tenure

Freehold with vacant possession

Services

All Mains Service

EPC Rating - D

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through Herbert R Thomas

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Energy performance certificate (EPC)

Brynnfynon Hotel Llanwonno, Ynysybwl PONTYPRIDD CF37 3PH	Energy rating	Valid until: 20 January 2029
	D	Certificate number: 0990-8998-0351-2100-4090

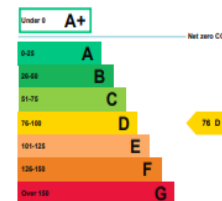
Property type	C1 Hotels
Total floor area	379 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

Brynnfynon Hotel, Llanwonno, Ynysybwl,
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hrt Est. 1926

