



Lord Nelson

Heol Evan Wynne, Pontlloftyn, Bargoed, Caerphilly, CF81 9PQ

Freehold £295,000

- Village Inn presented in excellent order throughout
- Four en suite letting bedrooms
- Well appointed open plan lounge bar
- Two bedroom owners accommodation & parking to front
- Potential lawned trade garden and beer patio
- Current sales approximately £240,000 exclusive of VAT

Ref: 95857

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LOCATION

The village of Pontlloftyn is located within the picturesque Rhymney Valley, just to the west of the Rhymney river. The village grew during the industrial revolution but is now home to a thriving community with a busy village centre, including a number of shops and public houses. It also enjoys a railway link, via the Rhymney line of the transport for Wales service, directly to Cardiff. It is a picturesque part of Wales that sits on the southern border of the Brecon Beacons National Park, and is close to a number of other attractions in the area, one of the most prevalent being Bike Park Wales, located only 9 miles distant.

The Lord Nelson Inn is located just off the centre of the village, being a substantial and well-appointed village inn that provides a large and easy to operate lounge bar, along with four well-appointed en suite letting bedrooms. It also has comfortable owners accommodation, car parking and two outside areas that can be purposed for trade or private use. The premises have been operated by the current owners since 2006, during which time it has been completely renovated. The accommodation briefly consists of the following:-

TRADE AREAS

Front entrance leading into large open plan LOUNGE BAR, RESTAURANT and GAMES ROOM seating 80 comfortably. Wood panel fronted bar counter. A mixture of carpeted, tiled and stripped wood floor. Part wood panelled walls. Brick chimney with open fire. GAMES AREA with pool table, juke box and AWP machine. Stage.

KITCHEN with stainless steel extraction, part tiled walls and nonslip floor. Selection of commercial and domestic catering effects and equipment. Ladies and Gentlemen's TOILETS.

BASEMENT with drop from the front of the property. KEG CELLAR and two STORES.

LETTING ACCOMMODATION

Bedroom 1 – TWIN BEDROOM with EN SUITE SHOWER ROOM

Bedroom 2 - TWIN BEDROOM with EN SUITE SHOWER ROOM

Bedroom 3 – DOUBLE BEDROOM with EN SUITE SHOWER ROOM

Bedroom 4 – TRIPLE BEDROOM with EN SUITE SHOWER ROOM

OWNERS ACCOMMODATION

Large BATHROOM incorporating LAUNDRY STORAGE. Two DOUBLE BEDROOMS. KITCHEN with fitted units. Large PRIVATE LOUNGE.

EXTERNAL

To the front of the property is a draw on CAR PARK for approximately 6 vehicles. Wall enclosed SEATING AREA with fixed timber bench seating for up to 20. to the side is a lawned former TRADE GARDEN currently not used but suitable to be reintroduced to the business if required.

THE BUSINESS

The business trades as both a village pub to the local community and guest house to those visiting the area for business and holiday. The pub side of the business operates 7 days per week between the hours of 12:00-14:30, then reopening 16:00-23:00 Monday to Thursday, 12:00-00:00 Friday and Saturday, and 12:00-18:30 Sunday. It offers food and drink and is well known for its Sunday dinners. The letting accommodation is offered 7 days per week at a rate of £75 per room to include breakfast. The business enjoys an excellent level of income from food, drink and accommodation.

The owners accounting information for the financial year ended 31 March 2023 provide evidence exclusive of VAT of approximately £240,000, working on an excellent level of gross and net profit.

LICENCE

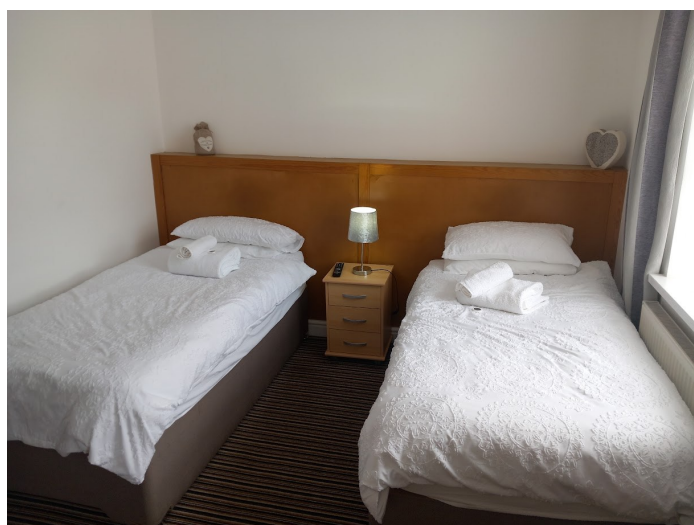
A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Caerphilly County Borough Council

Rateable Value: £5,100 as at 1 April 2025



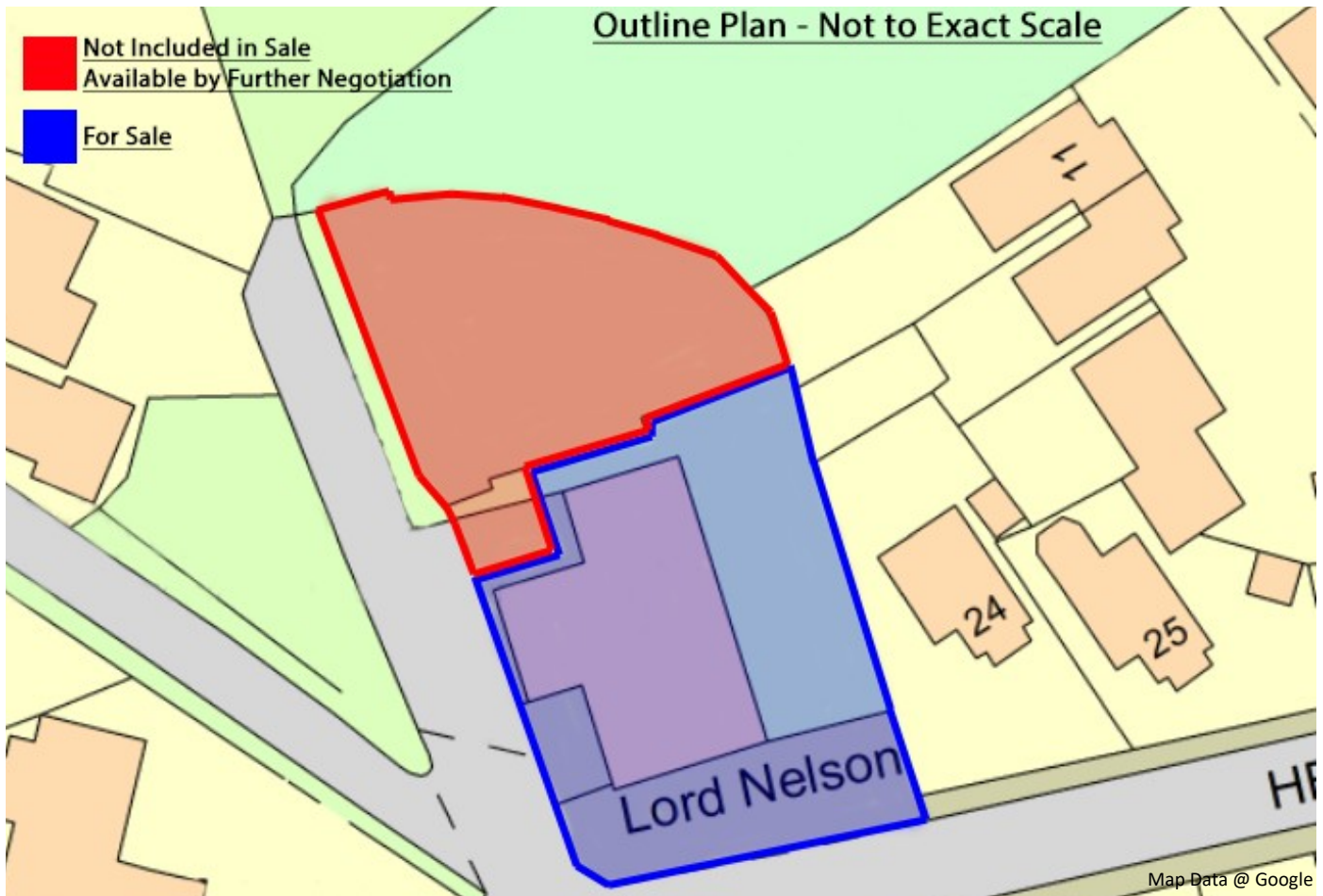
TENURE & PRICE

FREEHOLD £295,000 to include goodwill and fixtures & fittings. Stock at valuation in addition.

The sale includes the area of land as outlined in the plan attached. It does not include all of the land under title number WA630483. The area to the rear of the site which is excluded from this sale can be purchased by further negotiation with the agents. The area provides outlined planning for two dwellings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



awaiting
epc

BUSINESS MORTGAGES

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UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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