



Public House (EPC Rating:) Freehold

**GRAIG ROAD, GWAUN CAE GURWEN,
AMMANFORD, SA18 1EG**

£150,000

1 Bedroom Public House located in Ammanford

Thomas & Thomas are delighted to offer For Sale The Mount Bar & Grill, which is a Freehold public house and restaurant situated on Graig Road, the main thoroughfare running through the village of Cae-Gurwen. Nestled in the Upper Amman Valley — a former mining community — Gwaun-Cae-Gurwen lies at the foot of the Black Mountain and close to the Brecon Beacons National Park, offering easy access to dramatic scenery and excellent opportunities for outdoor pursuits and sports.

The ground floor comprises an expansive open-plan trade area, thoughtfully laid out with a central bar counter and distinct seating zones. Conveniences include an accessible WC, plus substantial cellar and secure storage accommodation. A dumb waiter and dedicated public stairs provide convenient access to the first floor, which offers an additional seating area, commercial kitchen, dedicated wash-up and preparation areas, office storage room and customer WCs. The property further benefits from an included one-bedroom flat which has a separate external access,, providing excellent living accommodation or additional business potential. All trade fixtures and fittings are included in the sale, free from any loans, leases, or hire purchase agreements.

Independent freehold ,EPC-TBC ,Business rates -TBC

Entrance

with entrance porch leading into.....

Ground Floor

This property benefits on the ground floor a generous open-plan trade space, fitted with a prominent bar counter and flexible customer seating areas. Further accommodation includes a conveniently located accessible WC, extensive cellar space, and ample storage areas. Access to the first floor is provided by both a dumb waiter and separate public staircase. Comprising of Bar Area - 11.61 x 9.07 , Seating Area - 4.09 x 4.01, Seating Area - 4.11 x 3.35, Seating Area - 9.10 x 6.25, Cellar - 4.32 x 3.88 and Additional cellar 3.89 x 3.61.

Fixtures and Fittings

All trade fixtures and fittings are included within the purchase price and are supplied free from any loan, lease, or hire purchase agreements.

External

Rear : smokers area , outbuildings & grass area to the rear.

First Floor

With balcony seating area - 4.19 x 3.86, office - 2.74 x 1.88, storage room- 3.91 x 1.91, commercial kitchen - 4.24 x 3.66, wash up & prep area - 3.66 x 3.12, and customers WCs.

Owners Accommodation

Bedroom 1

4.06 x 3.35 (13'3" x 10'11")

With Radiator, fitted wardrobe's and window to the front.

Reception Room

4.14 x 3.91 (13'6" x 12'9")

With radiator, fireplace and window to the front.

Kitchen/Diner

6.58 x 4.80 (21'7" x 15'8")

With range of base and wall units, plumbing for automatic washing machine, sink unit with mixer taps ,electric cooker, part tiled walls, door & window to the rear.

Shower Room

With low level flush WC, pedestal wash hand basin, corner shower cubicle and window to the front.

Trading Information

Now closed - February 2026

Historic trading hours

Monday 12pm-11pm

Tuesday 12pm-11pm

Wednesday 12pm-11pm

Thursday 10am-11pm

Friday 10am- 11pm

Saturday 9am-11pm

Sunday 10am-11pm

Regulatory

Premises licence.

Note

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

Viewings

By appointment with the selling agents on 01269



597949 or email on ammanford@thomasandthomas-property.co.uk

Social Media

Follow us on Facebook: Thomas & Thomas Estate Agents

Follow us on Instagram and X: ThomasThomas_EA

Directions

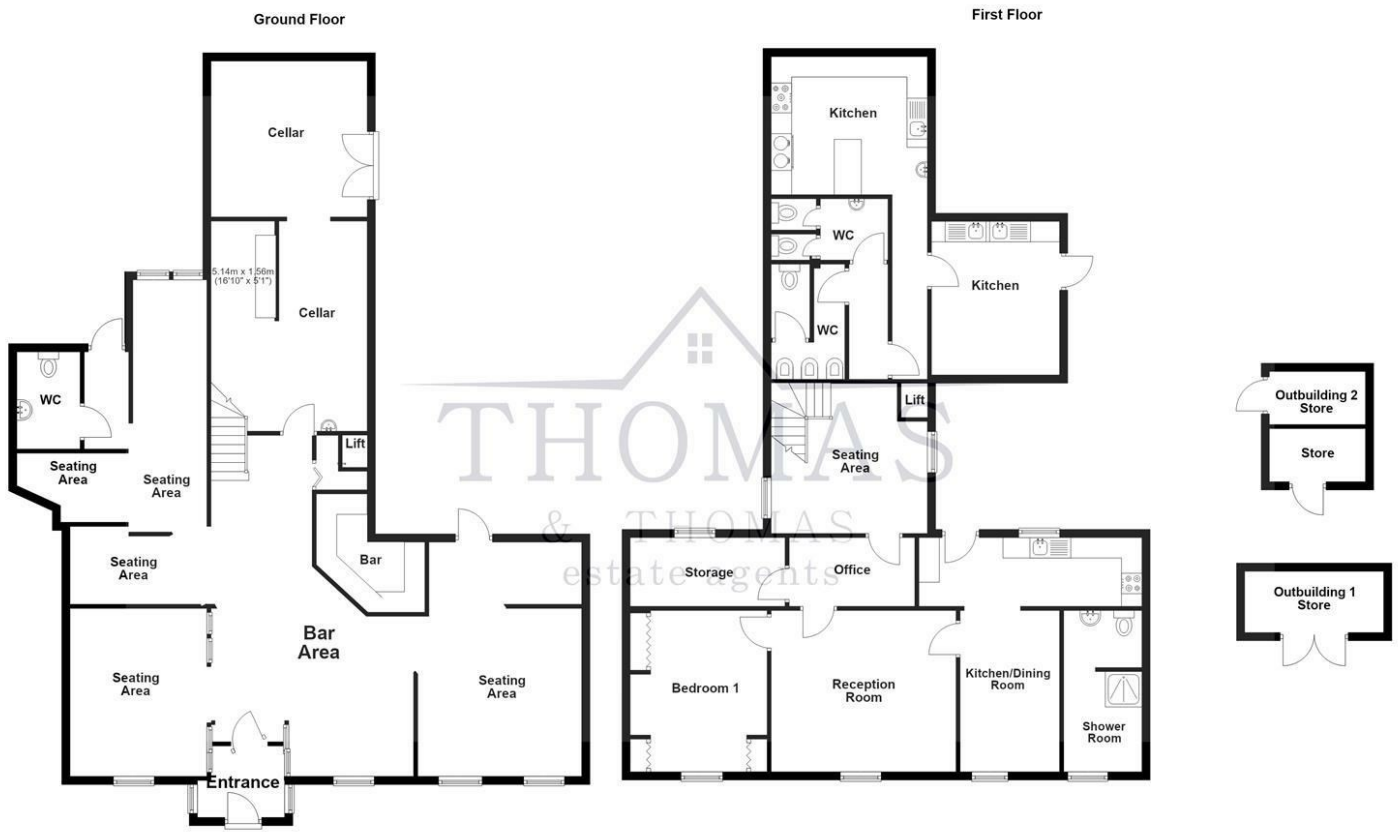
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel approximately 5 miles to the village of Gwaun Cae Gurwen and the property can be found on the left identified by our For Sale board.

Services

Mains gas, electricity, water and drainage.



THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB

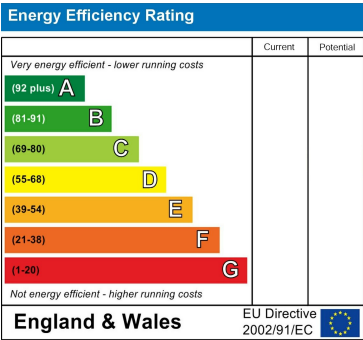


Total area: approx. 279.2 sq. metres (3005.3 sq. feet)

Council Tax Band

A

Energy Performance Graph



Call us on

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<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

