



THE MOUNT BAR & GRILL

29 Graig Road, Gwaun Cae, Gurwen, Ammanford, SA18 1EG

FREEHOLD: £150,000 | REF: 3451570

KEY HIGHLIGHTS

- Open plan trading area
- Community hub
- Popular live sports venue
- Leasehold option available
- Recently closed
- Energy Rating C

DESCRIPTION

The Mount Bar & Grill is a mid-terrace, two-storey stone-built property with a pitched slate roof. The front elevation features partial render, giving the building a traditional yet updated appearance.

Internally, the ground floor comprises a large open-plan trade space served by a single bar and offers mixed seating arrangements suitable for both diners and drinkers.

On the first floor, there is an additional seating area, a fully equipped commercial kitchen, and a separate preparation and wash-up area. This level also provides internal access to a one-bedroom flat, which could serve as owners/staff accommodation or a letting opportunity to generate additional income, as the flat has a separate external access.

To the rear of the property, there is a smoking area, a number of outbuildings, and an unused grassed area.





LOCATION

The Mount Bar & Grill lies on Graig Road, the main road running through the village of Gwaun-Cae-Gurwen, and is close to the village centre. A former mining village in the Upper Amman Valley, Gwaun-Cae-Gurwen is positioned at the foot of the Black Mountain and near the Brecon Beacons National Park, giving easy access to dramatic scenery and opportunities for outdoor pursuits and sports.

The area has evolved from its coal mining heritage into a mixed economy and local employment is in health and social care, education, retail, and light manufacturing. Several regeneration and housing projects are planned or underway in the village which aim to increase housing stock and modernize infrastructure.

Ammanford serves as the local hub for shops and leisure (c.5 miles away) and the area has strong transport links with neighbouring villages and the city of Swansea via the A474 (c.15 miles), with the M4 accessible at Junction 49 (c.20 minutes).

Rail services are available at Ammanford on the Heart of Wales Line and planned improvements to the Swansea Bay & West Wales Metro project will enhance regional connectivity.



INTERNAL DETAILS

Ground Floor:

- Open plan trade area
- Bar counter
- Store
- Dumb waiter
- Accessible WC
- Cellar & storage

First Floor:

- Seating area
- Commercial kitchen
- Wash up & prep. area
- Customer WCs
- 1 bedroom flat

FIXTURES & FITTINGS

All trade fixtures and fittings are included in the sale and will be free from loan, lease and hire purchase agreements.

TRADING INFORMATION

Now closed.

TENURE

The property is offered for sale freehold.

Leasehold option available





EXTERNAL DETAILS

- Smoking area
- Grassland to rear

BUSINESS RATES

Rateable Value effective from 1st April 2023: £16,250

Interested parties can obtain the latest rating information about this property by visiting www.gov.uk or contacting the relevant local authority.

OWNER'S ACCOMMODATION

The first floor of the property includes a self-contained one-bedroom flat, which benefits from both internal access from the pub and a separate external entrance and comprises:

- 1 Bedroom
- Storage
- Office
- Living Room
- Kitchen/Dining room
- Shower room

The current owner currently rents the flat to a tenant (full vacant possession will be provided on completion)

TRADING HOURS

Now closed, historic trading hours were:

Monday 12 pm–11 pm
 Tuesday 12 pm–11 pm
 Wednesday 12 pm–11 pm
 Thursday 10 am–11 pm
 Friday 10 am–11 pm
 Saturday 9 am–11 pm
 Sunday 10 am–11 pm

REGULATORY

Premises licence



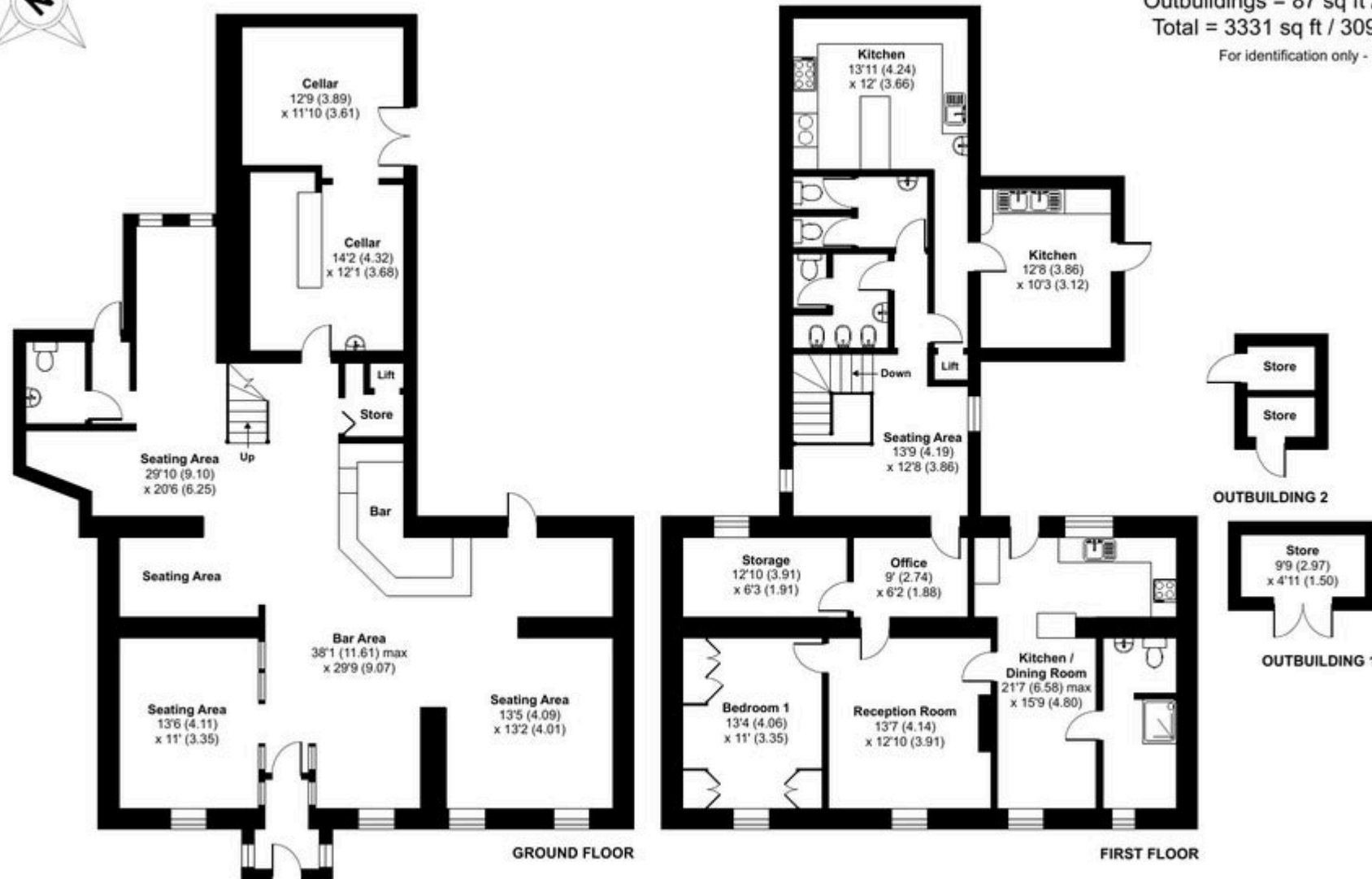
Graig Road, Ammanford, SA18

Approximate Area = 3244 sq ft / 301.4 sq m

Outbuildings = 87 sq ft / 8 sq m

Total = 3331 sq ft / 309.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1383800



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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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