



**DAFYDD HARDY**

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**COMMERCIAL**  
**MASNACHOL**

**FOR SALE BY AUCTION**

**GUIDE PRICE - £1,000,000**

## Tafarn Pen Y Bont, Sarn, Pwllheli, Gwynedd, LL53 8DT

After 20 successful years of running this charming village inn, the current owner is ready to retire, presenting a rare opportunity to take over a well-established public house in the village of Sarn, in the heart of the Llyn Peninsula. Positioned on the busy B4413 route that links to the coastal A499, the property enjoys high visibility and easy access to popular destinations including Aberdaron, Abersoch, Llanbedrog, and Pwllheli.

This historic public house – believed to date back to 1875 – is full of character, with many original features still in place. Situated next to a busy petrol station and serving a strong local and visitor base, it's perfectly positioned to capture both passing trade and loyal regulars. The building boasts generous internal space including a large dining room, bar, pool room, and a balcony – offering endless potential for revitalisation or reinvention. Whether you're dreaming of a traditional inn, a gastropub, or a destination restaurant, the layout and location support a wide range of possibilities.

Downstairs is a fully equipped commercial kitchen with a dumbwaiter and extraction system, while upstairs provides generous owners' accommodation comprising four bedrooms, a private kitchen, bathroom, and living room. Additional features include a spacious car park, an attached garage, oil central heating, and double glazing throughout most of the property.

The village of Sarn is a lively rural hub, surrounded by some of the region's most stunning beaches – from Porth Colmon and Hell's Mouth to Aberdaron and Abersoch – making this a desirable destination for both locals and tourists alike. Just a short drive away, Pwllheli offers full amenities including shops, restaurants, a marina, schools, and leisure facilities. With the right vision and energy, this property offers a truly unique opportunity to breathe new life into a beloved local pub and create something special on the beautiful Llyn Peninsula.



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## Accommodation

The premises provide the following approximate dimensions:-

| ACCOMMODATION             |                |                      |
|---------------------------|----------------|----------------------|
| <b>Ground Floor</b>       |                |                      |
| Entrance Hall             | 1.08m x 3.09m  | (3'7" x 10'2") max   |
| Bar Area                  | 5.79m x 6.62m  | (19' x 21'9") max    |
| Dining Area               | 10.46m x 6.74m | (34'4" x 22'1") max  |
| Wc                        |                |                      |
| <b>Lower Ground Floor</b> |                |                      |
| Cellar                    | 5.71m x 2.54m  | (18'9" x 8'4") max   |
| Pool Room                 | 5.68m x 3.78m  | (18'8" x 12'5") max  |
| Kitchen                   | 5.86m x 4.36m  | (19'3" x 14'4") max  |
| Toilets                   |                |                      |
| Storage                   |                |                      |
| Bin Store                 | 2.24m x 2.65m  | (7'4" x 8'8") max    |
| Garage                    | 5.54m x 5.58m  | (18'2" x 18'4") max  |
| <b>First Floor</b>        |                |                      |
| Bedroom 1                 | 3.75m x 2.92m  | (12'4" x 9'7") max   |
| Toilets                   | 3.21m x 1.98m  | (10'6" x 6'6") max   |
| Bedroom 4                 | 2.04m x 2.19m  | (6'8" x 7'2") max    |
| Bedroom 2                 | 4.74m x 2.83m  | (15'7" x 9'3") max   |
| Bedroom 3                 | 3.71m x 2.92m  | (12'2" x 9'7") max   |
| Bathroom                  | 3.56m x 2.63m  | (11'8" x 8'8") max   |
| Kitchen                   | 4.07m x 2.5m   | (13'4" x 8'2") max   |
| Living Room               | 4.23m x 4.08m  | (13'11" x 13'5") max |

## Rates

We understand from our enquiries of the VOA website that the commercial premises have a Rateable Value of £1,650

*Dafydd Hardy gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the assignee should make their own enquires with the Local Rating Authority to confirm the figures quoted are correct.*

## Tenure

Freehold.

## Energy Performance Rating

The property has the following EPC rating: D. See EPC report for full information.

## Legal Cost/VAT

Each party will be responsible for their own legal costs incurred in this transaction. Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

## Money Laundering Regulations

We are obliged to verify the identity of any proposed purchasers/tenants once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering. This is a legal requirement.

**Contact:** Commercial Department

**Tel:** 01286 676760 / 01286 677 774

**Email:** commercial@dafyddhardy.co.uk



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