



Business Opportunity Cafe, Restaurant & Residential property.
Red Kite Cafe & Restaurant Llywernog
Aberystwyth, Ceredigion. SY23 3AB

AUCTION GUIDE PRICE £275,000 - £295,000
www.iestynleyshon.com



Red Kite Cafe & Restaurant, Pontewrwyd, Aberystwyth, SY23

For Sale by ONLINE AUCTION Bidding opens Monday 5th October 2026 at Midday and closes Wednesday 7th October 2026 from midday via Joint Auctioneers Auction House Wales.

An excellent opportunity to acquire a well-known roadside café restaurant business together with an attached residential property currently undergoing renovation works, offering considerable potential for owner occupation, additional letting accommodation or further business use, subject to the necessary consents. The property occupies a highly visible frontage position adjoining the main A44 trunk road, benefitting from regular passing trade together with a substantial customer parking area suitable for cars, larger vehicles, coaches, buses and lorries. The café restaurant is offered for sale as a fully equipped and furnished business, including a commercial kitchen and associated catering equipment, enabling a purchaser to recommence trading with minimal delay.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

The property is situated within the rural hamlet of Llywernog, approximately 1 mile from the village of Ponterwyd, which provides everyday amenities including a petrol filling station with village shop and primary school. The locality is well known for its tourist attractions and outdoor pursuits, including the nearby Red Kite Feeding Centre and the Silver Mountain Experience visitor attraction, both of which attract visitors throughout the year. The surrounding countryside is particularly popular with walkers, cyclists and mountain bike enthusiasts. The university town and seaside resort of Aberystwyth lies approximately 8 miles distant and provides an excellent range of social, educational, retail and transport facilities.

MAIN RESIDENCE

Attached to the business premises is a substantial residential property currently subject to extensive renovation and improvement works. The renovation has progressed to first-fix stage, with works having presently ceased, thereby providing purchasers with an opportunity to complete the accommodation to their own individual taste and specification. The residential section offers excellent potential for: Owner's accommodation, Holiday letting accommodation, Staff accommodation, Extended commercial use (subject to consent) Entrance Door leading to Open plan Hall with access to first floor and open to :

Lounge 6.35m x 2.79m

With window to front. Work has commenced with the construction of a timber stud walls.

FIRST FLOOR m x m

With half landing with door to:

Bathroom 2.62m x 2.10m

Open plan first floor area 7.67m x 6.51m

Could easily be configured into providing 4 bedrooms with windows to front and rear.

CAFE

The covered veranda porch providing external seating area for 30 covers, double doors leading to:

Restaurant 10.34 m x 4.04m

Providing some 20 covers, 2 double panel radiators, windows to front. Serving counter and items of equipment in this area to be included FRACINO 2 port coffee machine, Lincat water boiler, stainless steel hand wash basin.

Additional Dining Area 4.29m x 4.12m

With window to front and side, provide another 20 covers, double panel radiator.

Rear Dining Room 8.77m x 3.92m

With 4 panel radiator, door

Staff Toilet facilities m x m

With wash hand basin, low flush WC.

Wash-up room 4.23m x 2.13m With stainless steel single drainer sink, with "Classic" dishwashing machine and double opening to:

Kitchen 8.20m x 3.18m

With door to outside, 2 window to rear, tile floor, single drainer stainless steel sink, stainless steel preparation tops, equipment to include "Apolo" Bambari 11 pots or can be configured differently, hot plates "Falcon" hot girdle LPG fired, "Falcon" double deep fat fryer, "Buffalo" panini grill, "Falcon" electric grill, "Falcon" deep fat fryer and other deep fat fryer, "Lincat" 6 burner double oven, extractor canopy above, tall double larder fridge, panasonic microwave and other. Opening leading to:

Utility area.

With plumbing for automatic washing machine, Baxi wall mounted LPG fired boiler which heats hot water and central heating. Door returning to serving counter.

Outside

Large hard standing patrons car parking space. Ideal for large vehicles. Attached toilet facilities to include a disabled toilet with low flush WC. Wash hand basin. Panel radiator. Other toilet with low flush WC. Wash hand basin. Panel radiator. Static caravan with services connected.

General

This is an excellent opportunity of acquiring a property with an income which adjoins one of the main roads serving Aberystwyth from the midlands with a good wide entrance splay, patrons car park with turning area. The main house is in need of some extensive renovation work which has commenced and can be completed to individual needs and requirements. The business is currently operating between Thursdays-Sundays and offer a typical cafe menu serving the day trade. This can be further extended to individual requirements.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		1
Not energy efficient - higher running costs		