

Retail Unit Adjoining The Villa, Bronllwyn, Pentyrch, Cardiff, CF15 9PT

Offer In Excess Of

£150,000



Estate Agents and
Chartered Surveyors



Mid Terraced House

0

1

1

3

Property Description

**** TWO STOREY PROPERTY WITH RETAIL UNIT **** A versatile commercial premises with independent access and laid out over two floors with its own kitchen area. Retail premises with window frontage to the ground floor. Enclosed courtyard to front. Two reception rooms and WC to first floor. Gas central heating. The seller will consider selling the adjoining cottage, garage and retail unit as a whole. Please ask a member of staff for further information.

Tenure Freehold

Council Tax Band

Floor Area Approx 330 sq. ft.

Viewing Arrangements
Strictly by appointment

LOCATION

Situated in the sought after village of Pentyrch which has a small parade of shops, a local primary school, plus social and recreational facilities including rugby and cricket clubs. Easy access to local countryside walks. The property also benefits from excellent transport links with easy access to the M4 and A470, plus a regular train service from nearby Taffs Well. The property is also within the Radyr Comprehensive catchment area.

COMMERCIAL PREMESIS

20' 6" x 10' 9" (6.26m x 3.28m)
Front shop - Versatile shop area with access from front, opening to kitchen and staircase to first floor.

KITCHEN

10' 11" x 10' 6" (3.33m x 3.22m)
Rear kitchen area with units and worktop, inset sink and door to rear.

FIRST FLOOR

Spacious reception room with window to front, radiator. Door to rear lobby.

REAR LOBBY

Doors to rear storage and cloakroom.

STORAGE ROOM TWO

11' 2" x 10' 8" (3.41m x 3.27m)
Aspect to rear, wall mounted Worcester combi boiler, radiator. Window to rear.

WC

Low level W.C. and wash hand basin.

ADDITIONAL INFORMATION

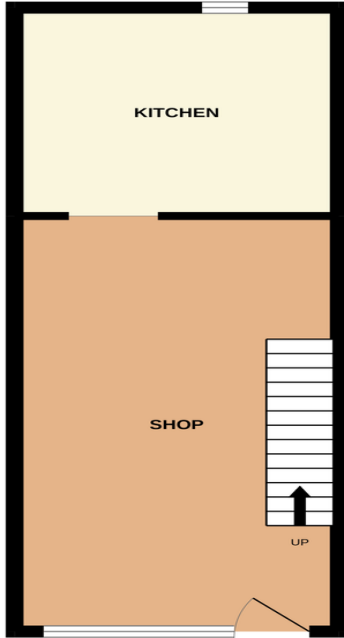
The seller will consider selling this retail unit with the residential cottage (with garden), and the single garage as a whole. Please ask for further information.

Bronllwyn,
Pentyrch, Cardiff, CF15 9PT

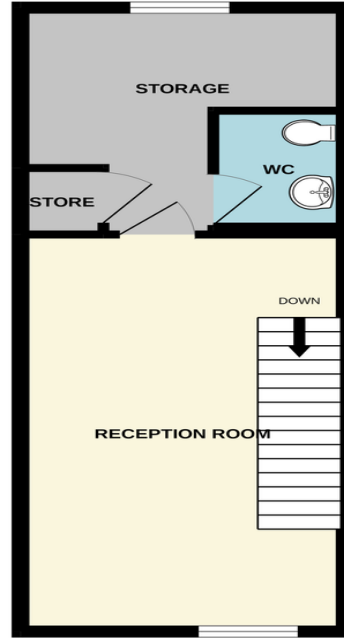


Bronllwyn, Pentyrch, Cardiff, CF15 9PT

GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.

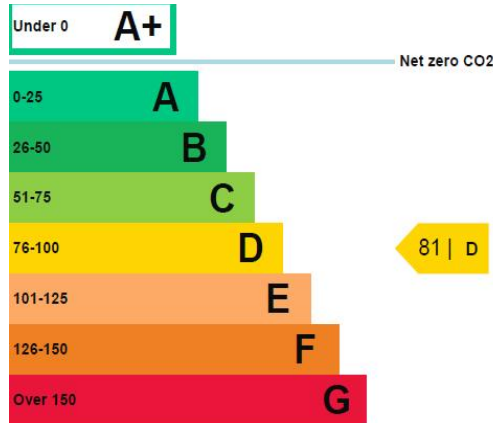


1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MetreX ©2022



Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.