

FOR SALE

109 Bridgend Road
Aberkenfig
Bridgend
CF32 9AP

**WATTS &
MORGAN**
Commercial



- Immediately available For Sale a 3-storey property briefly comprising of ground floor showroom/business unit with self-contained living accommodation over
- Of interest to both owner occupiers and investors
- Immediately available For Sale freehold tenure and with full vacant possession at an asking price of £190,000

**109 Bridgend Road
Aberkenfig
Bridgend
CF32 9AP**

LOCATION

The property is situated in a prominent and convenient location fronting Bridgend Road the main vehicular thoroughfare serving Aberkenfigs commercial centre.

Aberkenfig is conveniently located lying just 4 miles or so North West of Bridgend town centre and approximately 2 miles from Junction 36 (Sarn Park Interchange) of the M4 Motorway.

DESCRIPTION

The property briefly comprises a traditionally built end of terrace property that is built to a traditional standard of construction with facing brickwork to front elevation and a tiled pitched roof.

The ground floor of the property is currently configured so as to provide for 2 individual treatment rooms/offices together with rear office/ancillary space, fitted kitchen and WC/utility room.

The ground floor of the property provides approximately 60.5sq.m (650sq.ft) Net Internal Area of accommodation.

Separate ground floor access from the rear of the property leads to a self-contained first floor flat together with attic rooms comprising of lounge, modern fitted kitchen, 2 no. double bedrooms and family bathroom together with ancillary attic accommodation which includes for a WC and shower cubicle.

The property has the benefit of rear lane access and rear courtyard providing amenity space and secure off-road car parking.

TENURE

Freehold

SALE PRICE

Asking price of £190,000

EPC

Energy rating – Band C

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

VIEWING

Strictly by appointment only through sole selling agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

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Please ask for

Dyfed Miles or Matthew Ashman

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