

Detached House - Tonypandy

£299,950

Property Reference: PP12113



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This is a unique, diverse, spacious, extended, end-terrace building, formerly the headquarters of the Old Co-Operative store where the original manager and secretary's office is still displayed. The building, along with garages and workshops will be sold with immediate vacant possession and offers diverse possibilities for potential buyers. Currently utilised by Valley Kids, the building itself covers three floors, together with outstanding sized loft for potential conversion, currently boarded. While parts of the building have been completely updated and modernised, much of its original character and charm remains, including the internal staircases and panelling to the walls, even the original doors to the manager and secretary offices. The possibilities are endless, the building could easily be utilised as office premises and training facilities, perhaps multi-occupancy, conversion to self-contained flats/apartments. All of course, subject to standard planning applications with the Local Authority. The garages to the side offer additional potential and could be converted into further office spaces, all supplied with electric power and light, alternatively could be demolished to create additional off-road parking. The workshop, supplied with electric power, light, gas and water, again provides diverse possibilities and really must be viewed to be fully appreciated. Currently the building affords private off-road parking for an excess of five vehicles, however if the garages were demolished it would accommodate off-road parking for some fifteen plus parking bays. An internal viewing appointment is essential on this building with its number of office space, facilities,





meeting rooms, kitchens, cloakrooms and washrooms, storerooms. For further details please contact our office direct. Price £300,000 including garages, workshop and main building.

Entranceway

Entrance via double security doors allowing access to hallway.

Hallway

Textured décor, plastered emulsion ceiling, electric striplight fitting, alarm controls, original staircase to first floor elevation and lower ground floor.

Lower Ground Floor

Hallway

Wood panel décor, central heating radiator, tiled flooring, door to understairs storage cupboard with shelving and original doors allowing access to store area and further access into kitchen area.

Kitchen Area (6.45 x 2.98m)

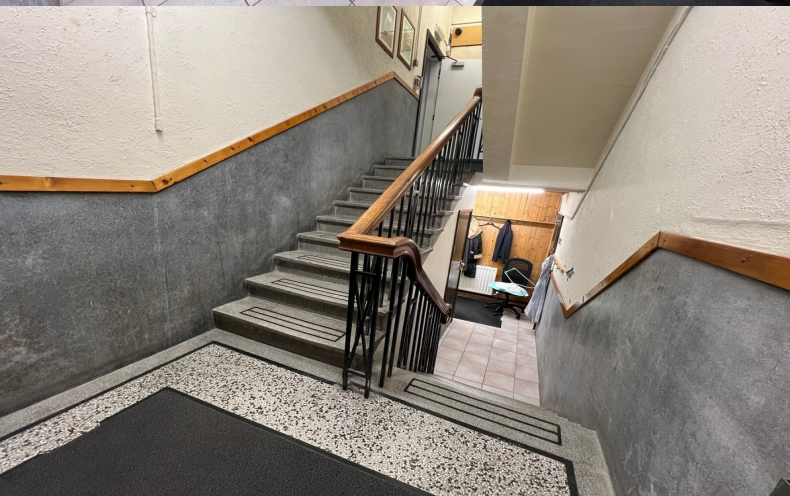
UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor with ceramic tiling to sections, cushion floor covering, further wood panel décor, radiator, range of base units including single sink and drainer unit with central mixer taps, ample electric power points, ample storage area with further door to office area.

Office Area (6.46 x 8.15m)

Three UPVC double-glazed windows to side with made to measure blinds, glazed panel door to rear allowing access to car park, plastered emulsion décor with wood panel sections, central heating radiators, plastered emulsion ceiling with electric striplight fitting, carpet tiled flooring, ample electric power points.

Store Area (6.35 x 2.72m)

Plastered emulsion décor with one section ceramic tiled with plastered emulsion ceiling with electric striplight fitting, electric power points, radiator, ceramic tiled flooring,



raised sink area with cold water tap fitting.

First Floor Elevation

Landing

Matching décor to main entrance, radiator, original flooring, further staircase allowing access to additional landing with original picture window to side, fire doors allowing access to inner hallway, main open-plan office, double fire doors allowing access to additional hallway, allowing access to additional rooms.

Hallway

Plastered emulsion décor and ceiling, new fitted carpet, opening through to conference room.

Conference Room (8.03 x 6.43m)

Two UPVC double-glazed windows to side, two UPVC double-glazed windows to rear, combination of quality fitted carpet and vinyl floor covering, radiators, ample electric power points, modern panel door allowing access to store room, further door allowing access to kitchen.

Store Room (1.50 x 2.50m)

UPVC double-glazed window to side, plastered emulsion décor and ceiling, quality fitted carpet.

Kitchen (1.37 x 2.79m)

Ceramic tiled décor, suspended ceiling, cushion floor covering, range of wall and base units, single sink and drainer unit with central mixer taps, wall-mounted gas boiler supplying hot water, electric power points, white panel door allowing access to cloaks/WC.

Cloaks/WC

Generous sized cloaks/WC ideal for disabled users, two patterned glaze UPVC double-glazed windows to side, ceramic tiled décor floor to ceiling, cushion floor covering, plastered emulsion ceiling, low-level WC, petite wash hand basin, all fixtures and fittings to remain.

Second Hallway

Allowing access to the main front reception.

Main Front Reception (6.80 x 7.70m)

Main original double timber doors to front entrance via Cross Street, two UPVC double-glazed windows either side, both with made to measure blinds, two further UPVC double-glazed windows to side with made to measure blinds, plastered emulsion décor and ceiling with electric striplight fittings, ample electric power points, central heating radiators, doors to built-in storage cupboard housing industrial commercial gas boiler supplying heating.

First Floor Landing

Matching décor to all hallways with further double-glazed window to side, original flooring as staircase to first floor landing, plastered emulsion ceiling, electric striplight fitting, generous access to loft, carpet tiled flooring, radiator, small kitchen area with doors allowing access to toilet facilities, wash area, additional office space, door allowing access to library storage.

Library Storage

Further allowing access to manager and secretary's rooms.

Kitchen Area

Plastered emulsion décor and ceiling, carpet tiled flooring, doors allowing access to toilets and washroom plus additional office.

Toilets

Lobby Area

Ceramic tiled décor, textured ceiling, ceramic tiled ceiling, radiator, wall-mounted wash hand basin, doors allowing access to WC 1 and 2.

WC 1

Patterned glaze UPVC double-glazed window to side, fully ceramic tiled décor floor to ceiling, low-level WC, wash hand basin, all fixtures and fittings to remain.

WC 2

Patterned glaze UPVC double-glazed window to side, fully ceramic tiled floor to ceiling, plastered emulsion ceiling, ceramic tiled flooring, low-level WC, wash hand basin.

Wash Area

Ceramic tiled décor floor to ceiling, textured emulsion ceiling, tiled-effect laminate flooring, single sink and drainer unit, plumbing for dishwasher or automatic washing machine, ample electric power points.

Office Area (8.81 x 6.90m)

Three UPVC double-glazed windows to side, two UPVC double-glazed windows to rear all with made to measure

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

About Property Plus

Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

Our Mission

OUR CLIENTS - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

OUR TEAM - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

OUR BUSINESS - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM



Buying Your Property

Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.