





McKenzie Gale

9B Cornerswell Road, Penarth

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- SEMI DETACHED COMMERCIAL PROPERTY IN PENARTH
- FORMER HAIRDRESSING SALON PREMISES
- MOST RECENT USE AS A1
- TWO STOREY DWELLING WITH WATER AND ELECTRIC
- RETIREMENT FORCES A RELUCTANT SALE
- WC TO THE REAR
- COMMERCIAL EPC TO BE CONFIRMED





GROUND FLOOR SPACE

13' 5" x 13' 2" (4.09m x 4.01m)

A spacious room with front aluminium single glazed windows and door. It is primarily ceramic tiled to the floor and has a suspended commercial tiled ceiling with two light fittings. Meter cupboard. 2 sinks from the property's prior use. Excluded from dimensions there is a recessed stairwell which leads to the first floor. Further recessed storage area with external door to the rear (cloakroom/WC here).

WC

Comprising a close coupled WC and sink unit.

FIRST FLOOR SPACE

15' 10" x 13' 6" (4.83m x 4.11m)

With a primarily laminated flooring this room has two wooded framed front single glazed windows, a recessed kitchenette style section with sink unit and storage. Original wrought iron fireplace and strip light.





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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.