



OGMORE
VALE CON CLUB

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55-57 High Street
Ogmore Vale,
Bridgend,
CF32 7AG

55-57 High Street

Asking price **£79,995**

Cash purchase only this ideal investment opportunity located in the heart of Ogmore Vale is this three storey property with a basement, shop and a two bedroom flat above.

Fantastic investment opportunity

Two shops with basements

Two double bedroom first floor flat

No ongoing chain

Garden space to the rear

Virtual tour available

Viewings recommended





Located in the Ogmore Vale village, built in 1910 is this ideal investment property with three floors including basement, shop which could be two separate shops and a two bedroom flat above.

The property is approached with two shop fronts with roller shutters which are entered via a wooden glazed door. There is an additional office to the rear and a rear passageway with a staircase to the basement level and a staircase leading up to the first floor.

The landing has doors leading to a four piece bathroom, a double bedroom and the kitchen/ diner.

The bedroom is a double room with window to front aspect.

The bathroom has a panelled bath, WC, pedestal wash hand basin and a separate shower cubicle.

The kitchen/diner is in the middle of the flat. The kitchen is fitted with a range of base, wall and drawer units. The room houses a wall hung Combi boiler and there is space for a dining table. A doorway leads through to a spacious lounge which has two windows to the front aspect, there is a doorway which leads to another double bedroom and an additional door to the secondary staircase.

The basement has a wooden staircase leading down. There is a doorway which leads out to the garden at the rear. The basement level has one larger room with a passageway to two smaller rooms. This is also mirrored to next door.

There is outside space to the rear with a gate allowing access from the side street.

The property has masses of potential which could be reinstated as one shop, two separate shops with accommodation above or alternatively, subject to the necessary planning consents, the property could be refurbished into flats or made into two separate dwellings. The ground level are the shop fronts and entry, there are basements with rear

access and the first floor currently houses a two double bedroom flat spanning the full width of the property.

Viewings are highly recommended to appreciate the opportunity on offer and there is a virtual tour available.





Directions

From Junction 36 of the M4, proceed along the A4061 signposted Bryncethin. Travel through the set of traffic lights and at the roundabout, take the second exit continuing along the A4061. Proceed along this route travelling through Blackmill village and Pantyrwael village. As you arrive to Ogmore vale the main road is High Street and the property will be found on the right hand side as indicated by our for sale board.

Tenure

Freehold

Services

Council Tax Band A

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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73204_335.PW Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
<small>Can High Street Ogmore Vale Mid Glamorgan CF31 1LH</small>	Energy rating E	Valid until: 31 March 2038 Certificate number: 9768-2881-7879-2990-0281
Property type	Top-floor flat	
Total floor area	72 square metres	

Rules on letting this property
 Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score
 This property's energy rating is E. It has the potential to be C.
[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

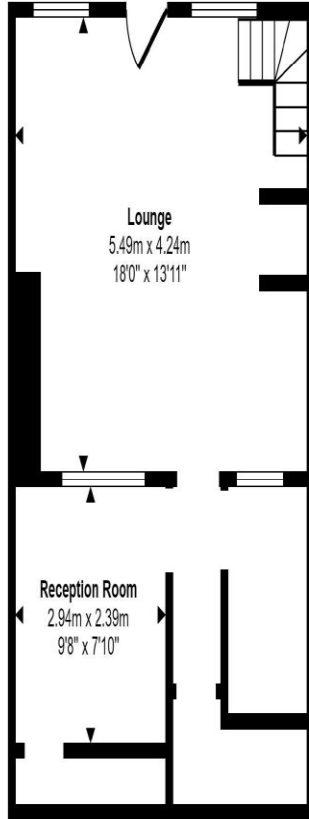
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D, the average energy score is 50

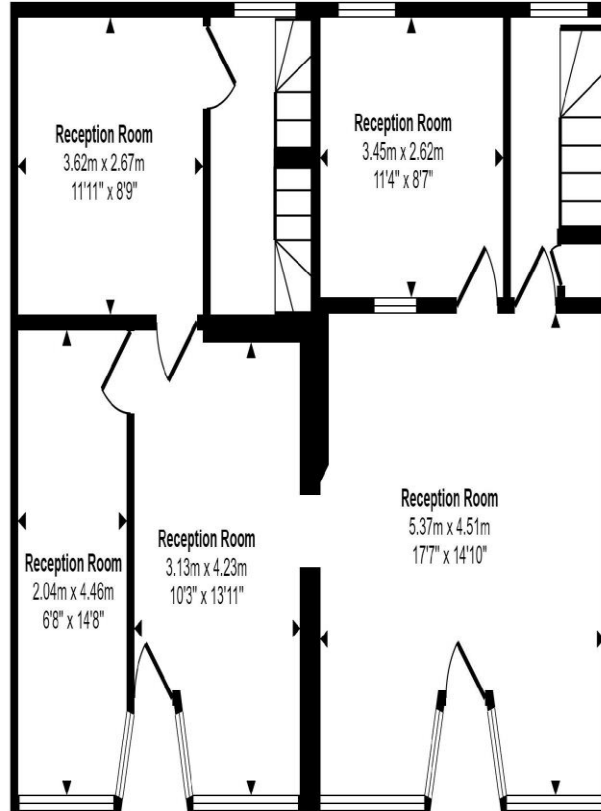
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



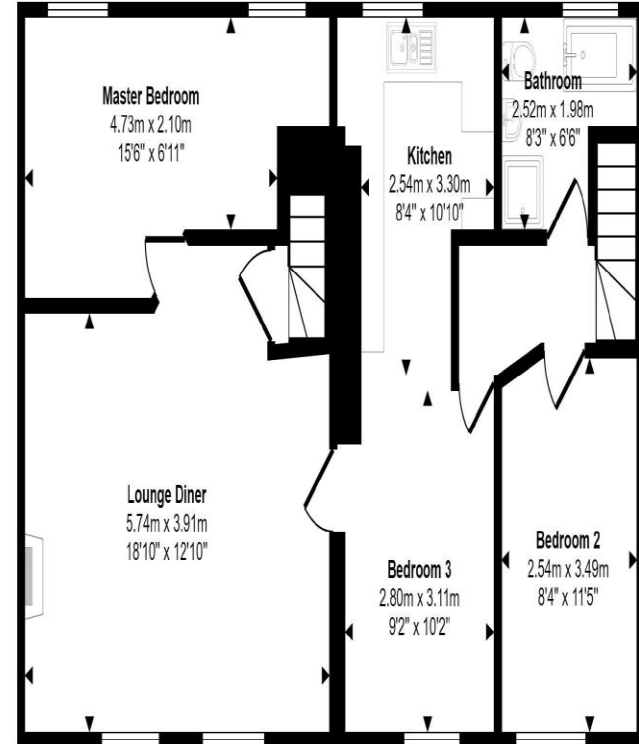
Approx Gross Internal Area
194 sq m / 2088 sq ft



Lower Ground Floor
Approx 40 sq m / 435 sq ft



Ground Floor
Approx 77 sq m / 832 sq ft



First Floor
Approx 76 sq m / 821 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

