



Caerau Senior Citizens Hall Caerau Road, Maesteg, CF34 0PB

Guide Price £36,000

Ferriers Estate Agents are pleased to offer this investment opportunity suitable for a range of uses to suit a new owner. A large open plan space with a kitchen, two separate W.C.'s and a first floor office. Access to the property is wheelchair friendly and would be suitable for a new business or a community space, subject to consent.

To be auctioned via Auction House Wales.

Bidding Opens 21st Oct 2024 12:00. Bidding Closes 23rd Oct 2024 12:00

What3Words: //rams.tapers.airbrush

Additional Fees

Buyers Premium: £600.00 inc VAT, payable on exchange of contracts.

Administration Charge: 1.20% Inc VAT of the purchase price, subject to a minimum of £1200.00 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Important Notice to Prospective Buyers

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

Tenure=Freehold

EPC=TBC

Hallway 6'6" x 5'2" (2.0 x 1.6)



Entry via a uPVC double glazed door. Pvc clad ceiling and walls, wood effect vinyl flooring, uPVC double glazed door offering access to rear and uPVC double glazed door to:

Recreation Hall 24'11" x 23'7" (7.6 x 7.2)



Suspended ceiling with polystyrene tiles, skimmed walls, wood effect vinyl flooring, five radiators, three uPVC double glazed windows, carpeted stairs to first floor, door to storage area and three doors off.

Kitchen 6'10" x 6'2" (2.1 x 1.9)



Skimmed ceiling, skimmed and tiled walls, vinyl flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainier.

W.C One 6'2" x 3'7" (1.9 x 1.1)



Skimmed ceiling, skimmed and tiled walls, vinyl flooring, low level W.C and wall mounted wash hand basin.

W.C Two 7'2" x 6'2" (2.2 x 1.9)



Skimmed ceiling, skimmed and tiled walls, vinyl flooring, low level W.C and wall mounted wash hand basin.

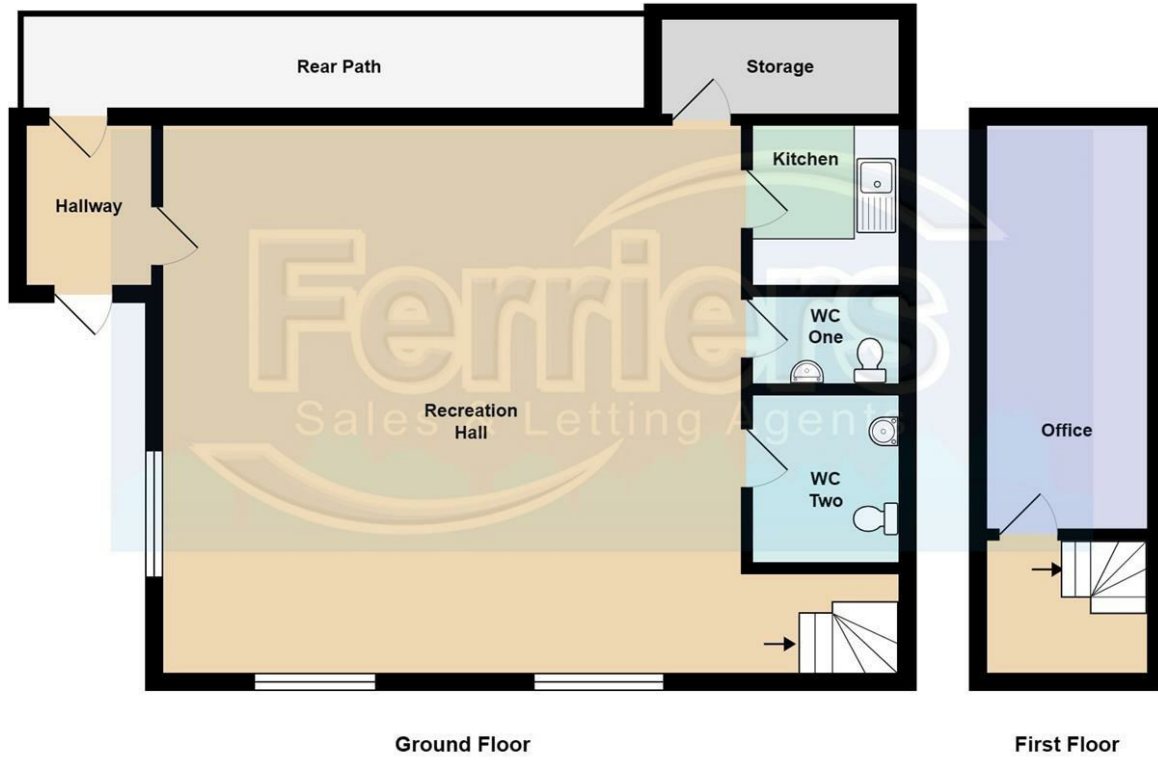
First Floor

Office 11'5" x 6'6" (3.5 x 2.0)

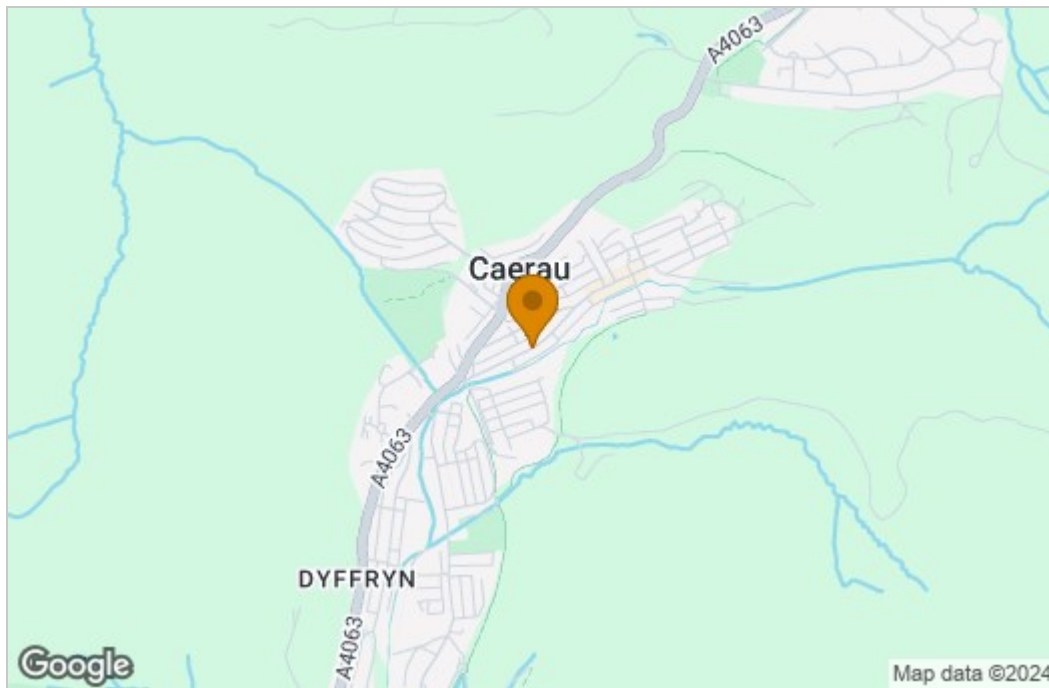


Skimmed ceiling with spotlights, skimmed walls, fitted carpet and a radiator.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.