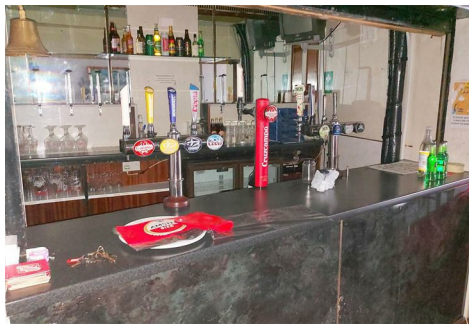
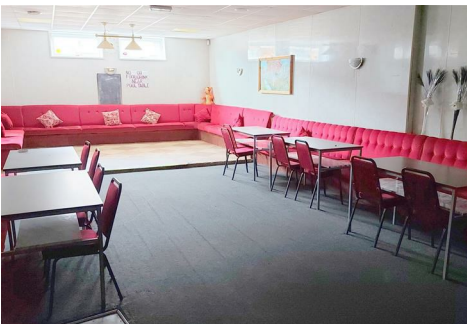




Hermon Road, Maesteg, CF34 0SU

£100,000

Welcome to The Llynfi Coach House, Caerau, Maesteg - a substantial commercial property that is brimming with potential. This property offers a fantastic opportunity for those looking to establish or expand their business or for a change of use (subject to usual planning consents).

The facility briefly comprises an entrance hallway, two large public recreation rooms with central serving bar, ladies, gents and disabled W.C's as well as a beer cellar to the ground floor. Landing, kitchen, office, storage room, function room, serving bar and ladies and gents W.C's to the first floor.

Don't miss out on the chance to make this commercial property on Hermon Road your own. Embrace the opportunity to create a thriving business. Book a viewing today and let your entrepreneurial spirit soar in this exciting space.

Tenure = Freehold (to be confirmed by a legal representative)

EPC = TBC

Ground Floor

Entrance Hall 14'5" x 9'6" (4.4 x 2.9)



Radiator two storage cupboards, stairs to first floor and two doors off.

Public Lounge 63'11" x 17'0" (19.5 x 5.2)



Two uPVC double glazed windows to front, bench seating to front and rear, serving bar, fire escape to side and two doors off.

Ladies W.C 14'9" x 7'6" (4.5 x 2.3)



Radiator, three W.C cubicles, wash hand basin and door to:

Boiler Room



Two wall mounted gas combination boilers.

Ground Floor Inner Hall

Five doors off

Disabled W.C



Radiator, Low level W.C and wall mounted wash hand basin.

Beer Cellar 17'4" x 10'5" (5.3 x 3.2)



Door to rear.

Gents W.C 9'6" x 8'2" (2.9 x 2.5)



Radiator, one W.C cubicle and stainless steel urinals.

Serving Bar One 21'7" x 5'6" (6.6 x 1.7)



A central serving bar serving public lounge and bar with roller shutters to both sides.

Public Bar 44'3" x 13'1" (13.5 x 4.0)



uPVC double glazed windows and door to rear, bench seating, three seating alcoves and door to entrance hall.

First Floor

Landing



uPVC double glazed window to front and four doors off.

Kitchen 18'8" x 9'6" (5.7 x 2.9)

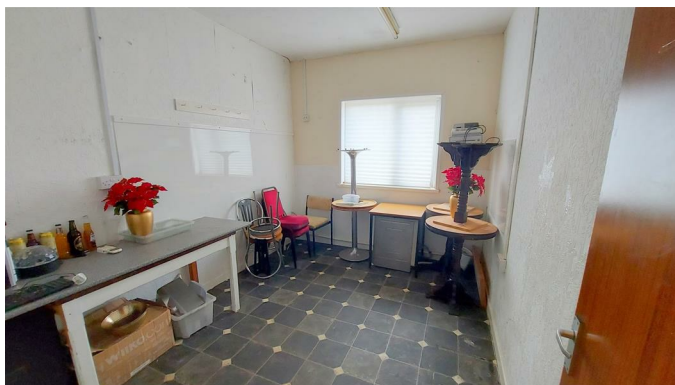


uPVC double glazed window to front and commercial stainless steel preparation area.

Front Inner Hall

Three doors off

Office 11'5" x 8'10" (3.5 x 2.7)



uPVC double glazed window to front. Currently used as a storage room but suitable for office.

Storage Room 14'9" x 8'6" (4.5 x 2.6)



uPVC double glazed window to front.

Serving Bar Two 13'1" x 5'2" (4.0 x 1.6)



Roller shutters to function room.

Function Room 54'1" x 28'2" (16.5 x 8.6)



Four uPVC double glazed windows to sides, bench seating, performing stage with changing room and door to:

Rear Inner Hall

Radiator, emergency exit and two doors off.

W.C 5'6" x 2'7" (1.7 x 0.8)



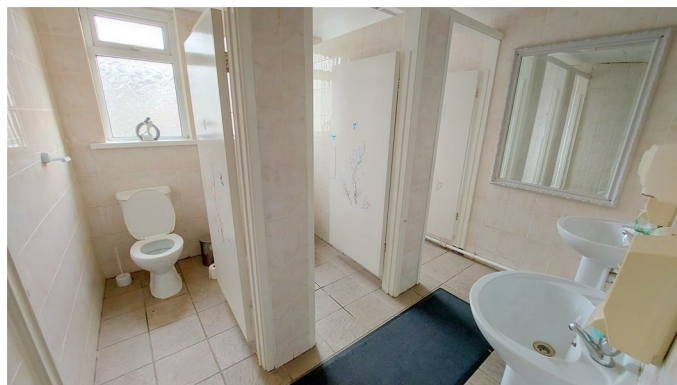
uPVC double glazed window to side and a low level W.C

Gents W.C 11'1" x 9'6" (3.4 x 2.9)



uPVC double glazed window to rear, pedestal wash hand basin and a stainless steel urinal.

Ladies W.C 12'5" x 9'10" (3.8 x 3.0)

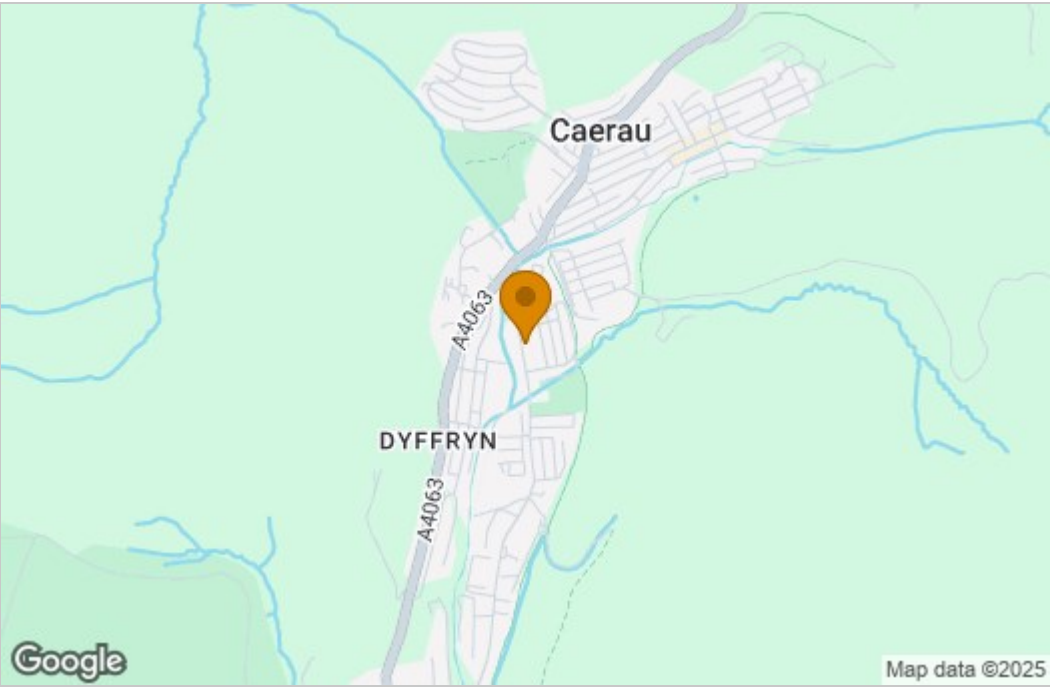


Three uPVC double glazed windows to rear, three W.C cubicles and two pedestal wash hand basins.

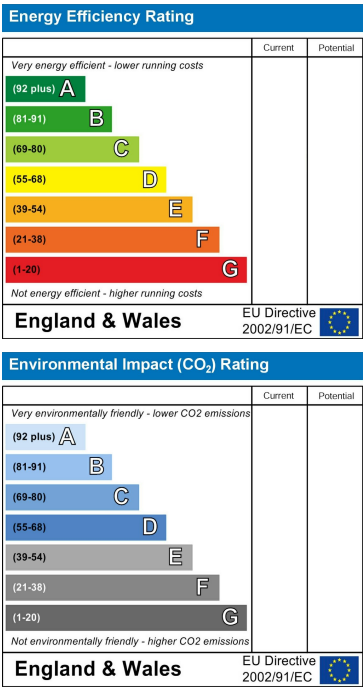
Floor Plan



Area Map



Energy Efficiency Graph



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.