



**177 Caerau Road, Maesteg, CF34 0PD**

**£49,995**

Ferriers Estate Agents are pleased to offer this fantastic opportunity to purchase a commercial property in Caerau Road. If you're looking to expand your business or starting a new business, this could be your ideal property. Previously occupied by Llynfi Valley Credit Union, this property benefits from a trading area, office, staff kitchen, W.C and basement storage. The property further benefits from gas central heating via a combination boiler and an electric security shutter to the front.

Tenure = TBC

EPC = TBC

### Trading Area 13'1" x 11'5" (4.0 x 3.5)



Entry via glazed door. Skimmed and coved ceiling, skimmed walls, wood effect vinyl flooring, radiator, large shopfront window, security window looking into office and door to:

### Inner Hallway



Skimmed and coved ceiling, skimmed walls, wood effect vinyl flooring, radiator, under stairs storage and two doors off.

### Office 8'10" x 8'6" (2.7 x 2.6)



Skimmed and coved ceiling, skimmed walls, wood effect vinyl flooring and radiator.

### Staff Kitchen 11'5" x 5'6" (3.5 x 1.7)



Skimmed and coved ceiling, skimmed walls, radiator, a range of base units with a complementary work surface housing a stainless steel sink/drainer, wall mounted gas combination boiler, door to rear, door to lower ground floor and door to:

### W.C 9'10" x 3'3" (3.0 x 1.0)



Skimmed ceiling and walls, tiled flooring, radiator, uPVC double glazed window with obscured glass to side and a two piece suite comprising a low level W.C and wall mounted wash hand basin.

### Lower Ground Floor

### Basement 9'10" x 8'6" (3.0 x 2.6)

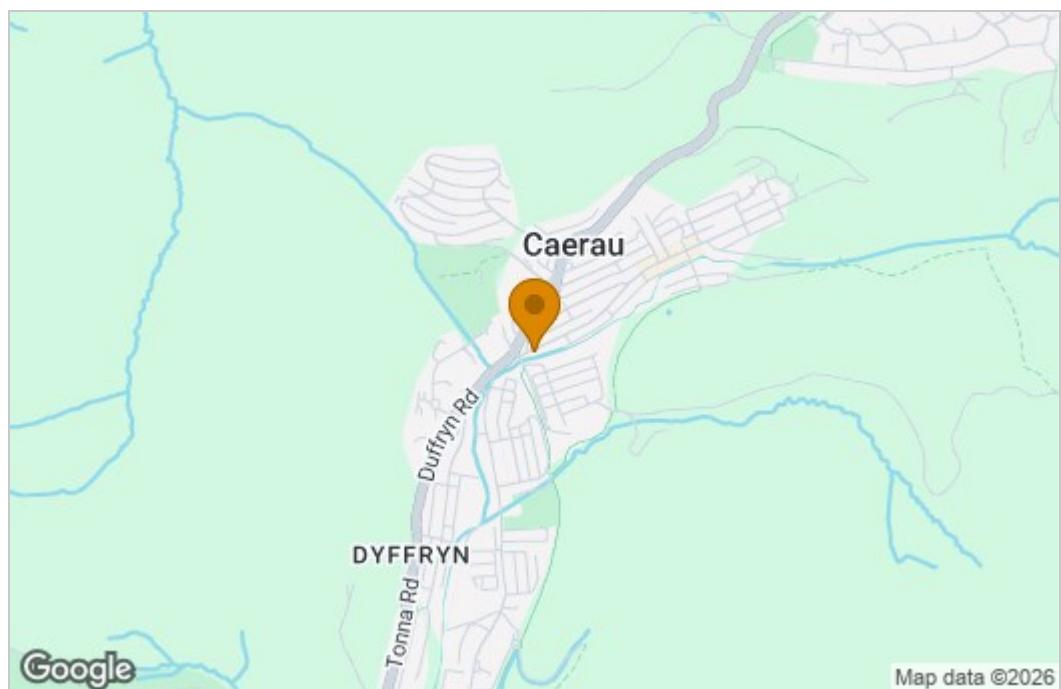


Concrete walls and floor, fitted with wooden storage racks.

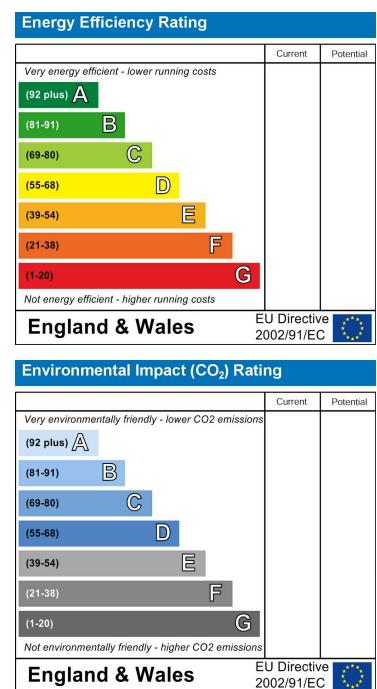
## Floor Plan



## Area Map



## Energy Efficiency Graph



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