



## Moriah House Bedwellty Road, Bargoed CF81 9BA

**£350,000**

Situated within the heart of the community this large property over three floors presents an excellent opportunity for those seeking to acquire a development opportunity or the chance to use the building as a business. The property boasts a prime location, offering easy access to local amenities, schools, and transport links, making it ideal for development or use as it is.

The property was previously used as a children's day nursery providing a spacious layout that maximises natural light and space. Each room is well-proportioned, allowing for versatile use, and is ready to go if someone wishes to establish as another day nursery.

Set out over three floors, the property provides a number of different rooms with various toilet facilities, x3 kitchens and excellent low maintenance fully enclosed and gated outside space with large artificial lawn and decked area.

In summary, this property on Bedwellty Road is a wonderful opportunity for anyone looking to develop a property subject to necessary planning consents or start a children's day nursery with everything already set up and ready to go. With its appealing features and prime location, it is sure to attract interest from a variety of buyers.



Entrance Hall

Front entrance door, storage cupboard, meter cupboard, carpeted, stairs, double glazed windows, power points, fire doors.

Stairs To Basement

Main Room

42'1" x 33'1" (12.85 x 10.10)

Large open plan room with disable lift, carpet and vinyl flooring, radiators, power points, double glazed windows.

Play Room

12'5" x 8'2" (3.80 x 2.50)

Double glazed window, radiator, power points, carpeted, viewing window.

Office

12'7" x 8'3" (3.84 x 2.53)

Double glazed window, radiator, power points, carpeted, viewing window.

Side Entrance

Entrance door, power points, radiator, alarm panel, carpeted.

Bathroom

12'10" x 12'5" (3.92 x 3.80)

X3 cubicles with low level wcs, x3 vanity wash hand basins, radiator, double glazed window, vinyl flooring.

Disabled w/c

5'7" x 6'6" (1.71 x 2.00)

Low level WC, vanity wash hand basin, radiator, vinyl flooring.

Utility Room

13'3" x 12'0" (4.05 x 3.66)

Stainless steel single drainer sink, base unit, vinyl flooring, radiator.

Kitchen

12'10"x 9'5" (3.92x 2.88)

Fitted with base and wall units, roll edge work surfaces, stainless steel double sink and drainer, double glazed window, space for freestanding appliances, range cooker with chimney style extractor hood, power points, tiled splash back, vinyl flooring, radiator.

First Floor

Landing

Long hallway with storage and disable lift, carpeted, skylight, arch double glazed window.

Bathroom

13'7" x 10'11" (4.16 x 3.34)

X2 cubicles with low level WC, changing area, x2 vanity wash hand basins and x1 pedestal wash hand basin, vinyl flooring.

Disabled w/c

5'8" x 7'6" (1.73 x 2.29)

Low level WC, vanity wash hand basin, radiator, vinyl flooring.

Room 1

22'8" x 21'9" (6.93 x 6.64)

Large open area, vinyl flooring, radiators, power points, skylights, viewing window.

Room 2

18'0" 17'10" (5.49 5.46)

Vinyl flooring, radiators, power points, skylights, viewing window.

Kitchen

12'11" x 7'2" (3.96 x 2.19)

Base and wall units, roll edge work surface, stainless steel single drainer sink, vinyl flooring, skylight.

Room 3

19'2" x 17'3" (5.86 x 5.27)

Vinyl flooring, radiators, power points, skylights, viewing window.

Room 4

16'7" x 15'6" (5.07 x 4.73)

Vinyl flooring, radiators, power points, skylights, viewing window.

Lower Ground Floor

Rear access door, stairs to ground floor, carpeted,.

Room 1

12'3" x 11'9" (3.75 x 3.60)

Built in storage cupboards, double glazed window to rear, power points, radiator.

Kitchen

18'5" x 11'9" (5.62 x 3.60)

Base and wall units, roll edge work surface, stainless steel single drainer sink, vinyl flooring, double glazed window and door to rear.

W/C

4'1" x 4'9" (1.25 x 1.46)

Low level wc, vinyl flooring.

Garden

To the rear is an enclosed, level rear garden, with fencing all around and gate access to sides, raised separate enclosed decked area and to the front is a gated front forecourt with access.

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

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



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