

Commercial

**hrt**  
herbert r thomas

Glamorgan House

Avon Street

Cymmer, Port Talbot, Neath

Port Talbot, SA13 3LT

[hrt.uk.com](http://hrt.uk.com)





# Glamorgan House Avon Street

Asking price **£275,000**

A substantial three storey Detached Commercial/Residential premises situated in the scenic village of Cymmer in the Afan Valley near the Afan Forest Park, the Glyncorrwg Mountain Bike Centre and all local centres of employment and recreation just off the A4107 Afan Valley Road, a short travelling distance from the towns of Port Talbot and Neath and the M4 Motorway.

Detached  
Commercial/Residential  
premises

Situated in the scenic village  
of Cymmer

Comprises of Ground Floor,  
Upper Ground Floor and First  
Floor

EPC Ratings:

Ground Floor – C

Ty Penacoed – C

The Hall – D





The property has been renovated to a high standard by the vendors with the ground floor being suitable for a variety of commercial enterprises. The upper ground and first floors comprise holiday/self catering lets but there is also the possibility of providing permanent living accommodation if so required. The heating system throughout is multi fuel/gas/electric, the property is fully double glazed and enjoys the benefit of CCTV/security alarms and wired in smoke detectors.

## Ground Floor

Entrance porch with glazed security door leading to

**Retail Area** (currently utilized as Ebay shop) 672sq ft (average) 62.43sqm incorporating service counter, stainless steel double bowl sink unit

**Two Cloakrooms** off with handbasins and W/C's

**Utility Area** stainless steel sink unit, door leading to store

Access from retail area to

**Middle Room** 682sqft (63.40sqm) full wall length windows and double doors leading to River Terrace. Access to

**End Room** 412sqft (38.75sqm) full wall length windows and door to River Terrace

Access door from above to

**Store Room** 615sqft (57sqm)

Access from Store Room to

**Plant Room** with steel roller shutter door to rear exterior

Access from Store Room to

**Basement** 1085sqft (101sqm)

## Upper Ground Floor and First Floor (Ty Penacoed Apartment)

**Entrance Hall** frosted glazed double doors to side exterior

**Sitting Room** 94.50sqft (8.80sqm) built in airing cupboard

**Front Corner Bedroom** 211sqft (19.60sqm) triple aspect windows affording panoramic views

**Front Corner Bedroom** 88sqft (8.17sqm)

**Rear Bedroom** 141sqft (13sqm)

**Ensuite Shower Room** with pedestal wash hand basin, shower cubicle and W/C

Staircase from hall to

**First Floor Landing Front Lounge/Dining/Kitchen Area** 325sqft(30sqm) sink unit, electric oven, hob and extractor, refrigerator, breakfast bar, wall mounted electric fire, fitted wall and base units with UPVC and stainless steel splash backs, four windows affording outstanding panoramic views

**Bedroom** 211sqft (18.56sqm) double aspect windows

**Bathroom and W/C**, fitted three piece suite with pedestal wash hand basin in vanity unit, shower cubicle and low level W/C, utility room, washing machine

**Utility Room**

## Upper Ground Floor (The Hall Apartment)

**Entrance Hall** Frosted glazed double doors from side exterior,

**Utility Room** off with two washing machines

Double doors from entrance hall to

**Inner Corridor** 388sqft (36sqm)

Double doors from Inner Corridor to

**Front Lounge/Dining/Kitchen Area** 780sqft (72.50sqm) sink unit built in, electric oven hob and extractor, refrigerator, fridge/freezer, fitted wall and base units with part UPVC part stainless steel splash backs, loft access

**Four Bedrooms off Inner Corridor** – River Bedroom, Woodland Bedroom, Mountain Bedroom, Treetops Bedroom. Each Bedroom 271sqft (25sqm) with windows overlooking river.

**Inner Hall** to end of corridor with door leading to rear exterior,

**Shower Room** with two wash hand basins, low level W/C and shower

**Shower Room** with wash hand basin, low level W/C and shower

**Disabled W/C** with sliding door

## Externally

Car park to rear, River Terrace

## Rating Assessment

The holiday/self catering lets have a Rateable Value of £3,200. The ground floor units are currently being assessed.

Floor plans are available upon request.





### Directions

SAT NAV USERS: SA13 3LT

### Tenure

Freehold with vacant possession

### Services

All main services  
Council Tax Band

### EPC Rating

Ground Floor EPC Rating – C

Ty Penacoed EPC Rating – C

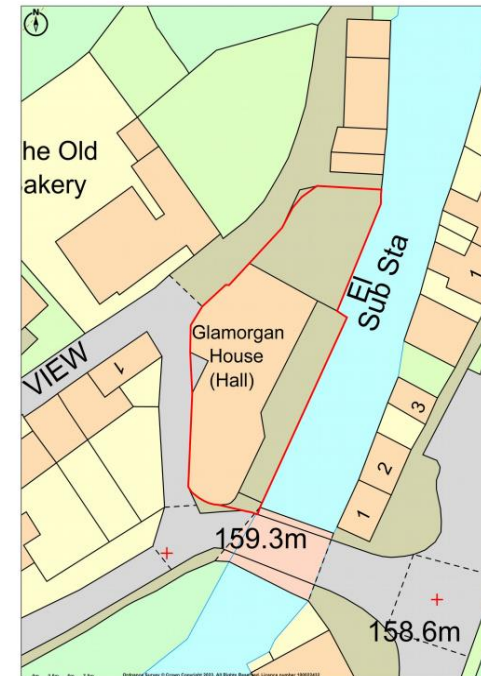
The Hall EPC Rating – D

Viewing strictly by appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

Commercial

**hrt**  
herbert r thomas



Promap  
Ordnance Survey Crown Copyright 2023. All rights reserved.  
Licence number 100022432.  
Plotted Scale - 1:500. Paper Size - A4

33 Alfred Street, Neath, West Glamorgan,  
SA11 1EH,  
01639 639541  
[neath@hrt.uk.com](mailto:neath@hrt.uk.com)

**hrt** Est. 1926 **RICS**

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.