

Commercial

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Glamorgan House
Avon Street

Cymmer, Port Talbot, Neath
Port Talbot, SA13 3LT

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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

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