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Homes House, Suite 9 & 10

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MR HOMES
SALES & LETTINGS



Stuart Terrace
Talbot Green, Pontyclun
CF72 8AA

Offers in Excess of £249,999

Stuart Terrace, Talbot Green, Pontyclun, CF72 8AA

- TO LET (MAY SELL)
- APPROX. 1,000 SQ FT SPLIT OVER TWO FLOORS
- PRIVATE OFF-ROAD PARKING
- WELFARE FACILITIES TO GROUND FLOOR
- TWO WCs
- AIR-CONDITIONING
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING



NEARLY 1,000 SQ FT - AVAILABLE TO LET (MAY SELL) - VERSATILE OFFICE SPACE OVER TWO FLOORS - WELFARE FACILITIES ON GROUND FLOOR - TWO WCs - MITSUBISHI AIR-CONDITIONING - PRIVATE OFF-ROAD PARKING TO REAR

MR Homes are delighted to represent our client in bringing to the market this versatile office space. The property is being marketed **TO LET (MAY SELL)**. It is situated in a prime high street location in the commercial heart of Talbot Green, Pontyclun, with fully glazed shop frontage allowing the new owners or tenants to take full advantage of footfall and passing trade on the Talbot Road. The main ground floor office space is approx. 276 sq ft/25.75 m2 plus storage. The first floor office space totals approx. 450 sq ft/ 24m2, currently split between four separate office spaces. The property further benefits from uPVC double glazing, gas central heating and air-conditioning. There are welfare facilities on the ground floor, as well as two WCs, one to the ground floor and one to the first floor. There is also private parking to the rear of the unit.



EPC: TBC

Council Tax Band: TBC

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPEDENT SPECIALISTS INFIMO LTD

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Entrance Hallway

6' 10" x 3' 7" (2.08m x 1.09m)

Accessed via Aluminium door with glazed panels; carpeted; RCD Consumer Unit and Electricity Meter; security alarm control pad; access to Main Office and staircase to First Floor

Main Office

24' 7" x 11' 2" (7.49m x 3.40m)

Accessed via Entrance Hallway via solid timber door with Georgian Wired glazed panel and punch code lock; accessible from the street via aluminium door with glazed panels; fully glazed shopfront window; carpeted; 2 x radiators; air-conditioning vent to ceiling; access to storage area and Rear Hallway

Rear Hallway

9' 2" x 6' 10" (2.79m x 2.08m)

Carpeted; cupboard unit with worktop over; access to WC and Kitchen; uPVC obscured DG window to rear; solid uPVC door providing access to rear garden/courtyard

Downstairs WC

6' 1" x 3' 5" (1.85m x 1.04m)

Laminate flooring; WC; sink with separate hot and cold taps; Triton water heater; uPVC obscured DG window to rear

Kitchen

9' 3" x 3' 3" (2.82m x 0.99m)

Laminate flooring; base unit with integrated stainless steel sink and draining board and cold water tap; worktop over; Heatrae Sadia Express water heater; Baxi central heating boiler

First Floor Landing

Carpeted stairs rise to first floor/Communal Office

Upstairs WC

9' 2" x 4' 3" (2.79m x 1.29m)

Laminate flooring; WC; sink with cold water tap and tiled splashback; Triton water heater; uPVC obscured DG window to rear

Communal Office

12' 4" x 14' 11" MAX (3.76m x 4.54m)

Carpeted; access to WC and 3 separate offices

Office 1

12' 0" x 8' 1" (3.65m x 2.46m)

Carpeted; radiator; hatch to Office 2; air-conditioning unit; uPVC DG window to front

Office 2

11' 11" x 7' 9" (3.63m x 2.36m)

Carpeted; radiator; hatch to Office 1; air-conditioning unit; uPVC DG window to front

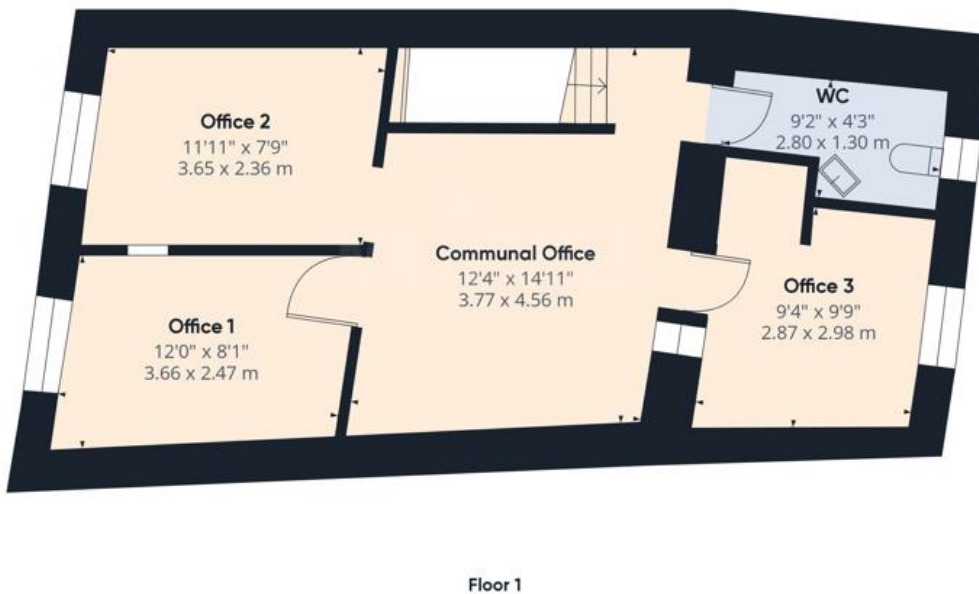
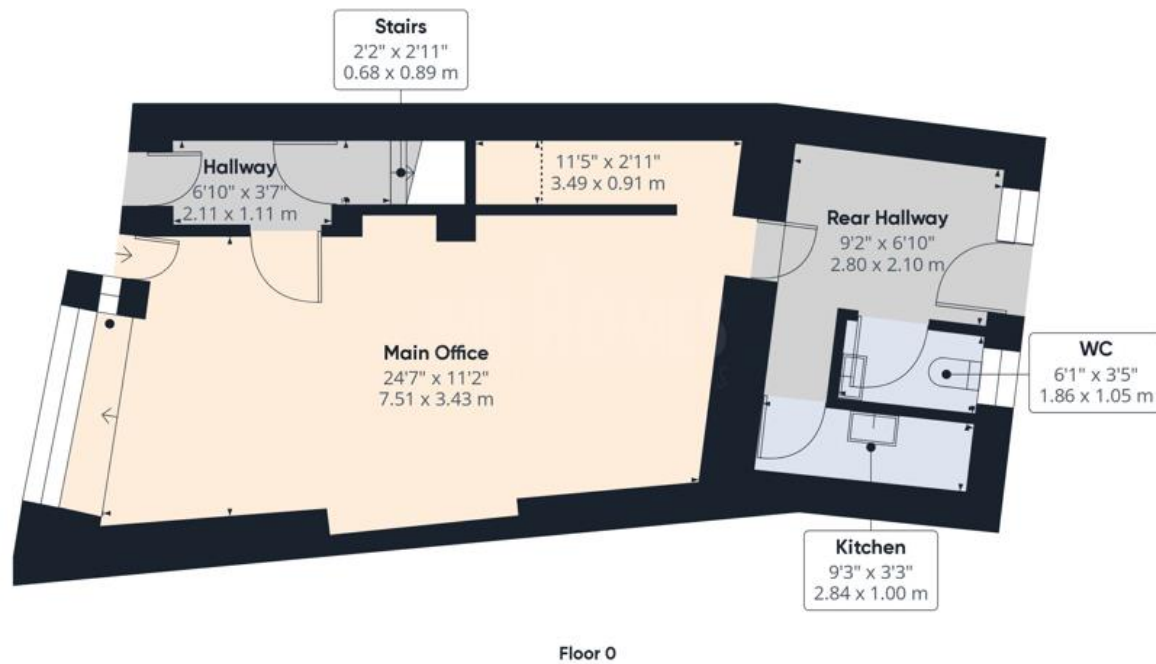
Office 3

9' 4" x 9' 9" (2.84m x 2.97m)

Solid timber door with full height glazed panel to side; carpeted; radiator; air-conditioning unit; uPVC DG window to rear



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate total area: 989.73 ft² / 91.95 m²

Reduced headroom: 7.53 ft² / 0.70 m²

Reduced headroom: - - - - - Below 5 ft / 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

CARDIFF & THE VALE

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