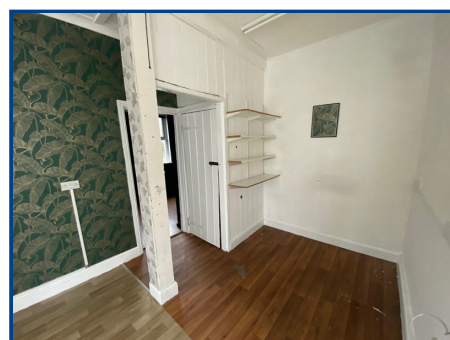


**High Street
Glynneath
Neath
Neath Port Talbot.**

Price **£115,000**



- END TERRACE PROPERTY
- COMMERCIAL ASPECT TO THE GROUND FLOOR
- FIRST FLOOR 1 BEDROOM FLAT BEEN RENOVATED
- BASEMENT 1 BEDROOM FLAT NEEDS RENOVATING
- INVESTMENT OPPORTUNITY



General Description

INVESTMENT OPPORTUNITY!

Commercial premises to the ground floor, 2 x 1 Bedroom flats to basement & first floor. Grants available, please contact the local authority for more information. Call us today to view.....

EPC Rating: D63

High Street, Glynneath, Neath, Neath Port Talbot.

Property Description

INVESTMENT OPPORTUNITY!

Commercial premises to the ground floor, two self contained 1 Bedroom flats to basement & first floor. First floor flat has recently been renovated throughout & offers; Entrance to hallway, staircase leading to open plan living room / kitchen, bathroom & bedroom. Basement flat offers same layout & requires renovating throughout. Previous annual income when occupied was approximately £11,160.

There are grants of up to £25,000 are available to renovate empty properties to make them safe to live in and improve their energy efficiency.

The grant is available in instalments as the work is undertaken. A minimum 15% contribution is required from the applicant.

Local authorities, Registered Social Landlords and Community Housing Groups are also able to apply for funding. Glynneath has many local amenities, shops, schools, regular bus service & good road links to the M4 corridor. This is an ideal investment opportunity, call us today to book your viewing.....

Shop Front (13' 09" x 13' 02") or (4.19m x 4.01m)

Entrance to shop front, window to the front & side, laminated flooring.

Rear Room (7' 00" x 6' 11") or (2.13m x 2.11m)

Window to the rear, hand basin, laminated flooring.

WC (7' 03" x 3' 02") or (2.21m x 0.97m)

Low -level WC, water tank.

First Floor Self Contained Flat

Entrance to first floor flat

Entrance to hallway staircase leading to first floor flat.

Open Plan Kitchen / Living Room (18' 08" x 13' 07") or (5.69m x 4.14m)

Window to the front & side, a range of wall & base fitted units, electric hob, oven & extractor fan, sink unit. Tiled for splash back, spotlights to the ceiling, radiator.

Bathroom (10' 08" x 6' 10") or (3.25m x 2.08m)

Windows to the rear, shower cubicle, low-level WC, hand basin, non slip flooring. Spotlights to the ceiling, radiator.

Bedroom (10' 01" x 7' 08") or (3.07m x 2.34m)

Window to the front, laminated flooring, radiator.

Broadband and Mobile phone

Superfast broadband, good mobile phone coverage.

Agents Note

There is a grant available from the government for properties that require renovation. Please enquire to Neath Port Talbot Council.

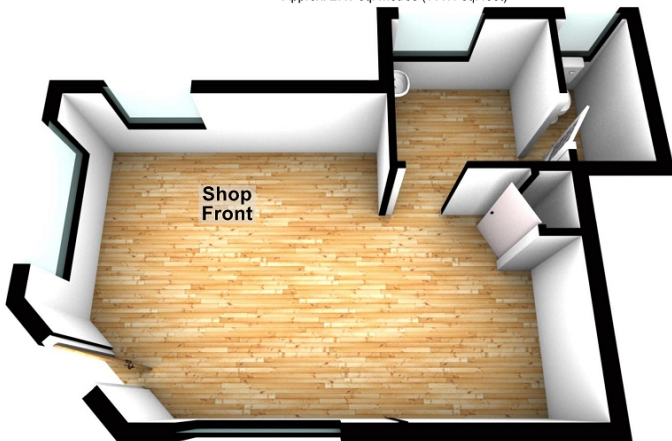
Tenure

Freehold

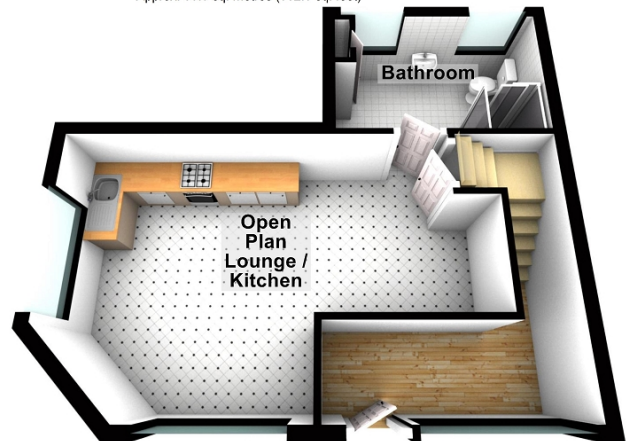
Council Tax

A

Ground Floor
Approx. 27.9 sq. metres (300.1 sq. feet)



First Floor
Approx. 35.5 sq. metres (382.3 sq. feet)



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.