

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

Price **£200,000**

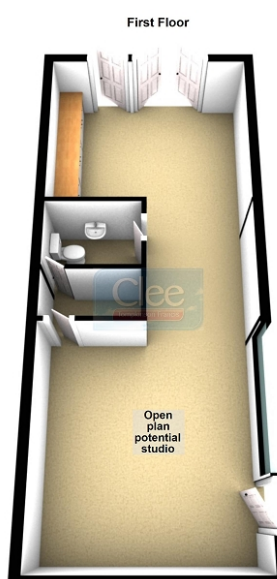
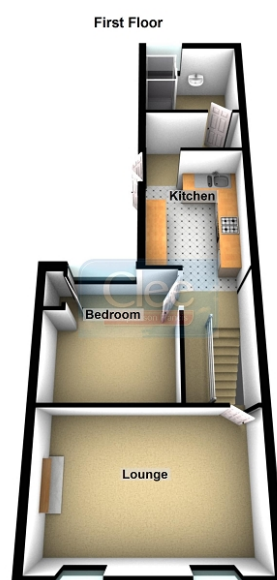
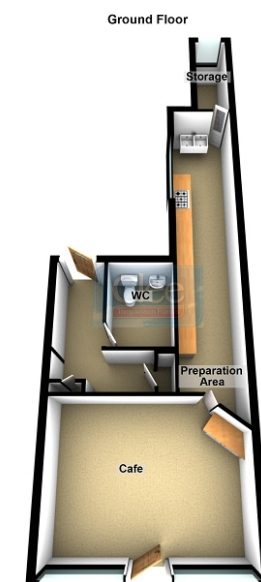
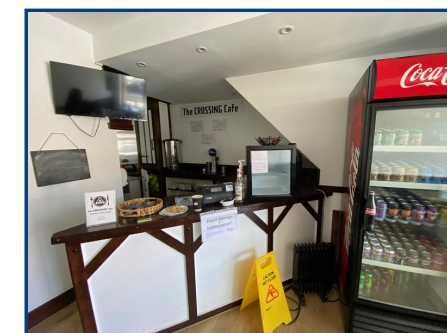


- COMMERCIAL A3 ASPECT TO GROUND FLOOR
- ONE BEDROOM FLAT TO THE 1ST FLOOR
- POTENTIAL TO CONVERT OUTBUILDING
- GOOD OPEN PLAN TRADING AREA
- CENTRALLY LOCATED
- PAVED EXTERNAL SEATING AREA

**General Description**

**The Crossing Cafe**

End of terrace commercial aspect to the ground floor, with self contained one bedroom flat to the 1st floor, centrally located in Glynneath Town Centre. Investment opportunity for the right buyer. Contact us to schedule your viewing appointment.



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

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**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](mailto:surveys@ctf-uk.com).

Tel: **01639 646 926**

Email: **neath@ctf-uk.com**

Web: **www.ctf-uk.com**



## High Street, Glynneath, Neath, Neath Port Talbot.

### Property Description

#### The Crossing Cafe

End of terrace commercial aspect to the ground floor with A3 license, with self contained one bedroom flat to the 1st floor, centrally located in Glynneath Town Centre. Investment opportunity for the right buyer. Current annual income for the flat £4,320. Business is not for sale, building only. Please call us on 01639 64626 for more information.

### Commercial

#### Shop Front (21' 08" x 12' 02" ) or (6.60m x 3.71m)

Entrance to Cafe, laminated flooring, spotlights to the ceiling. Service counter, shelved walls. Leading to;

#### Preparation Area (29' 03" x 5' 04") or (8.92m x 1.63m)

Base fitted units with work top over, shelved walls. Electric hob with extractor above, oven. Double stainless steel sink unit, shelved walls.

Window to the side, wall mounted gas central heating boiler & meter.

#### Storage Room (8' 05" x 3' 00" ) or (2.57m x 0.91m)

Frosted window to the rear, door to the side giving access to the rear garden. Partially tiled walls, radiator.

#### Inner Hall (7' 11" x 3' 11" ) or (2.41m x 1.19m)

Laminated flooring, storage cupboard, one housing meter. Door access to the paved seating area.

#### W.C. (7' 04" x 5' 06" ) or (2.24m x 1.68m)

Low-level WC, hand basin. Non slip flooring, wall mounted hand dryer.

### Garden Area

Paved, enclosed with wrought iron gates.

#### Potential Studio (33' 05" x 13' 09" x 7' 3") or (10.19m x 4.19m x 2.21m)

## High Street, Glynneath, Neath, Neath Port Talbot.

Entrance door & window to the side, laminated flooring. Open plan aspect leading to kitchen area, base fitted units with work top over, plumbing for a washing machine. Access room to WC, hand basin, with room for shower area.

### First Floor Self Contained Flat

#### Entrance (10' 0" x 4' 02") or (3.05m x 1.27m)

Entrance to hallway, staircase leading to first floor, laminated flooring, radiator, wall mounted electric meter.

#### Hallway (10' 10" x 5' 02") or (3.30m x 1.57m)

Doors leading to;

#### Kitchen (10' 05" x 8' 01") or (3.18m x 2.46m)

French doors opening to the sun terrace, a range of wall and base fitted units with work top over, electric hob extractor fan above, oven. Bowl & half sink unit, plumbing for washing machine, tiled floor and tiled for splash back.

#### Lounge (15' 07" x 9' 10") or (4.75m x 3.00m)

Windows to the front, wooden fire surround, radiator.

#### Bedroom (10' 03" x 10' 0") or (3.12m x 3.05m)

Window to the rear, storage cupboard housing gas central heating boiler.

#### Shower Room & WC (7' 09" x 6' 11") or (2.36m x 2.11m)

Frosted window to the rear, Shower cubicle, hand basin, low-level WC. Fully tiled walls, non slip flooring, heated towel rail.

### Sun Terrace

Balcony seating area.

### Services

Mains drainage, mains gas, mains water, mains electricity

### Tenure

Freehold

