



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

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

Price £180,000



- **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

EPC Rating: E47

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**

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.

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. Estimated annual income for the flat £7,800. 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)

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

