



40-42, Bridgend Road  
Bridgend, CF32 9BA

Watts  
& Morgan

# 40-42 Bridgend Road

Aberkenfig, Bridgend CF32 9BA

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**£215,000 Freehold**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

- Immediately available For Sale a two-storey mixed use property briefly comprising of ground floor lock-up shop together with rear workshop/ancillary storage together with ground and first floor living accommodation.

- Situated in a prominent and convenient location within Aberkenfig Town Centre lying just 3 miles or so from Bridgend and 2 miles from Junction 36 (Sarn Park Interchange) of the M4 Motorway.

- Immediately available For Sale freehold tenure and with full vacant possession at an asking price of £215,000.

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## Directions

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**Your local office: Bridgend**

T 01656 644288 (1)

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)



## Summary of Accommodation

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### Location

The property is situated in a prominent corner position on the corner of Bridgend Road and Church Street within Aberkenfig Town Centre.

The property is situated in an area of mixed commercial and residential occupiers with other commercial occupiers in close proximity including Well Pharmacy, Ladbrokes, Simla Indian Restaurant and The Prince of Wales Public House.

Bridgend Road is the principal vehicular thoroughfare running through the village of Aberkenfig. Bridgend lies approximately 3 miles to the south and Junction 36 (Sarn Park Interchange) of the M4 Motorway approximately 2 miles to the east.


### Description

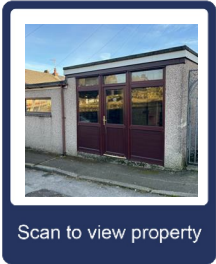
The property briefly comprises of an end of terrace property originally configured as two separate properties but now configured so as to provide for a ground floor lock-up retail unit with ground floor workshop/storage/ancillary accommodation together with well-presented ground and first floor living accommodation.

The property is built to a traditional standard of construction with solid masonry elevations finished externally to a concrete render and is constructed under a tiled pitched roof.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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