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Garreg Wen, Bonvilston
£775,000



About the property

Fantastic opportunity to acquire a sizeable property with ample further development potential. The property currently offers versatile living accommodation comprising of two en-suite bedrooms, a spacious family bathroom and a cozy living room to the first floor with potential to convert the retail ground floor area to additional living space. The property also boasts a private garden, double garage, and dedicated parking for multiple vehicles.

Located in the heart of Bonvilston, this property is within close proximity of local amenities such a golf club, an active community hall, a soon to be opening coffee house - Baffle Haus in addition to the Aubrey Arms which is a popular family eatery. Its proximity to Cowbridge, Cardiff, and the stunning Heritage Coastline enhances it's appeal.

The premises is currently being run as a thriving business. The ground floor houses a retail space, a café with approximately 30 covers, and a fully licensed bar operating until 11 pm creating an outstanding investment opportunity.

Accommodation

Business Operations

The business, established for over two decades, operates as a retail shop, café, and licensed bar. Financial details are available upon request, contingent on signing a non-disclosure agreement.

Development Potential

The extensive car park provides exciting opportunities for additional development, whether for residential units or an expanded hospitality area, subject to necessary approvals.

Ground Floor

Retail Space

19' 5" x 12' 5" (5.92m x 3.78m)
Retail area accessed via a stable-style wooden door. The space features durable concrete flooring, a series of built-in base units with worktops, and ample shelving accented by exposed beams. A ledged and braced door connects to the café, with an archway leading into the commercial kitchen.

Commercial Kitchen

15' 3" x 11' 1" (4.65m x 3.38m)
Spacious, fully equipped kitchen with pine-finish base units and a durable mottled work surface. Includes a double stainless steel sink with a swan neck mixer tap, industrial-grade grill, oven, and dishwasher, complemented by stainless steel worktops. Walls are fitted with stainless steel splashbacks, and the flooring is herringbone tile. A double-glazed service hatch opens to the front, and a wooden rear door leads to a private courtyard.





Rear Hall & Wc

Utility Room/Pantry

13' 6" x 7' 3" (4.11m x 2.21m)
Ample storage space with a mono-pitched ceiling and dual double-glazed windows. Includes fitted shelving, a compact kitchen unit, and a 'Flavel Milano' oven with a four-ring gas hob. A ledged and braced door leads directly to the café.

Café

23' 8" x 15' 6" (7.21m x 4.72m)
Spacious café with seating for approximately 30 patrons, accessed via a solid oak panel door. Features include a UPVC bay window, an impressive inglenook fireplace with a bread oven and log burner, exposed beams, and woodblock herringbone flooring. A built-in bar area offers shelving for service needs.

Sitting Room

18' x 17' 6" (5.49m x 5.33m)
Multi-functional space, currently under residential use. Includes a front-facing bay window, a rear garden view, a coal-effect gas fireplace, and wooden herringbone flooring. Offers potential to expand café seating capacity.



First Floor

Landing

Bright and open landing with fitted carpet, dual glazed windows, and loft access.

Living Room

15' 6" x 14' 2" (4.72m x 4.32m)
Dual-aspect space with large front and rear windows. Includes fitted carpets, a double radiator, and a built-in storage cupboard.

Master Bedroom

13' 11" x 12' 11" (4.24m x 3.94m)
Spacious double bedroom featuring side and front-facing double-glazed windows, fitted carpets, and a radiator. Includes access to a private en suite.

En Suite 1

9' 6" x 6' 3" (2.90m x 1.91m)
Modern three-piece suite with a walk-in shower, pedestal sink, and low-level WC. Features vinyl flooring, tiled walls, and a heated towel rail.



Second Bathroom

16' 9" x 15' 7" (5.11m x 4.75m)
Another large double room with dual-aspect glazing, fitted carpets, and a radiator. Includes private en suite access.

En Suite 2

9' x 4' 5" (2.74m x 1.35m)
Compact bathroom with a walk-in shower, pedestal sink, and WC. Fully tiled with a glazed window and vinyl flooring.

Family Bathroom

9' 7" x 9' 4" (2.92m x 2.84m)
Spacious bathroom featuring a four-piece suite: bath with brass fittings, WC, bidet, and pedestal sink. Includes tiled walls, vinyl flooring, and a large storage cupboard.

Exterior

Extensive outdoor area with a covered canopy and access to the bar. Open frontage to the car park with potential for enclosed development into a semi-indoor hospitality space.



Bar

Outdoor bar under a timber canopy with adjacent storage.

Double Garage

Robust block-built garage housing battery storage units, power outlets, and lighting, ideal for additional storage.

Private Garden

Secluded and landscaped with a lawn, raised flower beds, a chicken coop, and a pond, creating a tranquil private retreat.







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