



Ogwy Street, £125,000

- Former Brother Cafe with A3 planning consent
- Updated to a high standard throughout
- No ongoing chain with Fixtures to remain
- Parking to the rear
- EPC Rating: D



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About the property

A modern mid-terraced café premises, formerly a residential property, located on Ogwy Street in the heart of Nantymoel. Previously known as Brothers Café, this property has been thoughtfully converted and benefits from A3 planning consent, offering an excellent turnkey opportunity for those looking to establish or expand a café or food business.

The ground floor provides a bright and spacious café area to the front, complete with serving counter and coffee machine. To the rear, a well-equipped commercial kitchen offers ample preparation space and includes a commercial dishwasher, plate warming oven, and hot plates. There is also the added benefit of an electric shutter and French doors providing access to the rear.

Externally, the property features an enclosed and landscaped patio area, ideal for outdoor dining. Additional conveniences include a separate WC with wash hand basin, baby changing facilities, and motion-sensor lighting. To the rear, a gated access provides parking space for up to three vehicles.

The first floor comprises two rooms, currently utilised as a store room and staff room, along with a modern fitted shower room.

Offered with no ongoing chain, this property is situated in a popular high street location in Nantymoel, close to local cycle tracks and the bowls club, making it a rare and appealing opportunity for prospective buyers.





Accommodation

Dining/Cafe Area - 19' 8" max x 14' 9" max (5.99m max x 4.50m max)

A spacious dining area featuring counter space, dining for up to 16 covers, a comfortable sofa seating area, with dining tables and chairs and a coffee machine to remain, complemented by bespoke wooden fitted shutters to the front.

Kitchen - 11' 6" x 10' 6" (3.51m x 3.20m)

Commercial-grade kitchen fitted with freestanding stainless-steel units, including fridge and freezers, two hot plates, twin sink with pre-rinse spray tap, commercial dishwasher, panini press, and Commercial Oven.

W.C.

External WC unit finished with tiled walls and a lockable UPVC door, incorporating motion-sensor lighting, WC, wall-mounted wash hand basin, pull-down baby changing table, radiator, and hand dryer.

Rear Hallway

First Floor

Landing

Store Room/ Bedroom One - 14' 9" x 7' 10" (4.50m x 2.39m)

Previously a bedroom, now used as a store room for the café, with UPVC double-glazed front window, laminate flooring, freestanding shelving, and wall-mounted combi boiler.

Lounge / Bedroom Two - 11' 10" x 8' 10" (3.61m x 2.69m)

Previously a bedroom, now offering flexible use as a lounge or staff area, featuring a UPVC double-glazed window to the front, loft access, carpeted flooring, and radiator.

Shower Room

Beautifully fitted modern shower room featuring an obscured UPVC double-glazed window to the rear, fully tiled walls and flooring, walk-in double shower with tray, glass screen and wall-mounted stainless-steel mixer shower, low-level WC, pedestal wash hand basin with mixer tap, and heated radiator.

Externally

Externally, the property benefits from a beautifully landscaped patio area with direct access from the café dining space, finished with paving. Steps lead to a further external dining area providing seating for an additional 16 covers, alongside an attractively landscaped garden planted with shrubs and fruit trees. Gated rear access leads to parking for up to three vehicles.

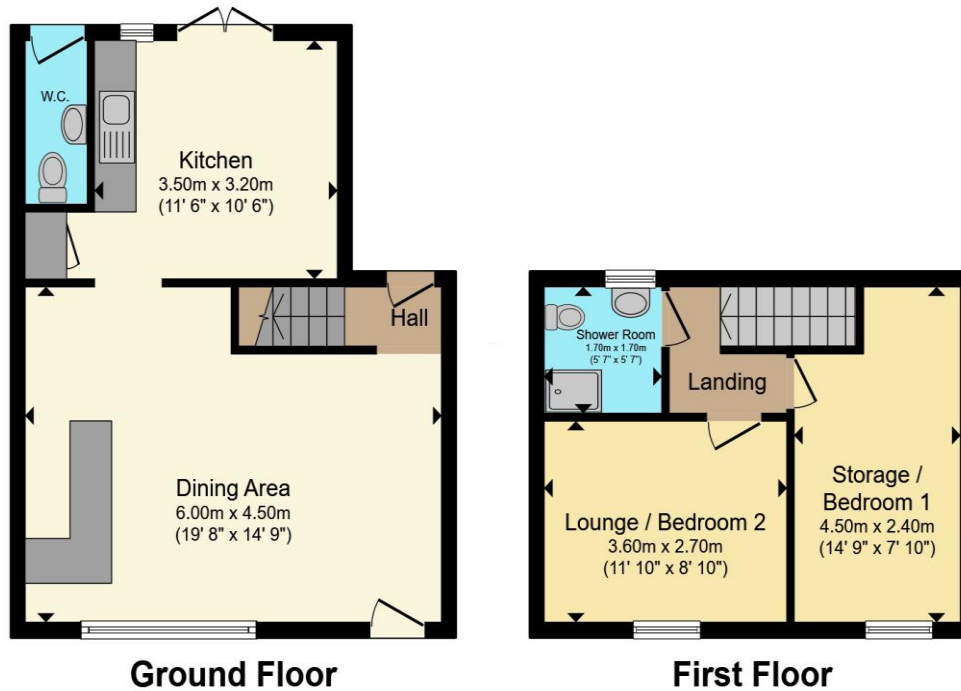
Additional Note

The property is considered to be straightforward to convert back from commercial to residential use and should not require any structural alterations. However, prospective purchasers are advised to make their own enquiries with their chosen tradesperson, lender and the local authority to confirm any planning requirements or permissions that may be necessary.

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Floorplan



Total floor area 68.8 m² (741 sq.ft.) approx

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