



Ogwy Street, guide price £140,000

- Prominent high street frontage with excellent visibility
- Independent living accommodation ideal for an owner-occupier
- Fully fitted takeaway premises ready for continued operation
- High footfall location within a popular village setting surrounded by residential housing
- Enclosed rear garden, offering private outdoor space
- EPC Rating: D Council Tax Band: A





About the property

Fantastic Business & Residential Opportunity – For Sale by Traditional Auction - 23rd June 2026

A rare and exciting opportunity to acquire a well-established, family-run business, Anne's Plaice Fish & Chip Shop, ideally positioned along the bustling high street of Ogwy Street in the picturesque village of Nantymoel, Bridgend.

This much-loved local institution has built a strong reputation within the community, offering a turnkey investment for aspiring owners or experienced operators looking to expand their portfolio.

In addition to the thriving commercial premises, the property also benefits from a self-contained one-bedroom first-floor flat, providing an excellent supplementary income or owner-occupier accommodation. The flat is accessed via gated side access with steps leading to the first floor, and further benefits from a rear garden area, offering valuable outdoor space.

This combined commercial and residential offering presents a fantastic opportunity for investors or business operators seeking a versatile and income-generating property in a well-established location.





Accommodation

Ground Floor Retail Space

Kitchen

Store Room

First Floor Flat

Lounge

Kitchen

Bedroom One

Bathroom

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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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