



Glamorgan House Avon Street, Port Talbot, SA13 3LT

£275,000

IDEAL INVESTMENT. A substantial property situated in Cymmer, Port Talbot. Close to the Afan Argoed Country Park and Glyncorrwg Mountain Bike Centre. Originally trading as a Co Op, the property has now been split into two holiday let apartments and four commercial lets. Commercial units are currently vacant. Both holiday lets have been totally refurbished to a high standard and have been successfully let for several years. The property is being sold including all furniture, white goods, televisions, pool tables and fully equipped kitchens in both holiday lets. Also suitable for multi generational living, where energetic family members can enjoy the thrills of the miles of Mountain Bike trails, and the less energetic can enjoy a leisurely stroll along the Afan Trail. The property briefly comprises: Holiday Let 1 (Ty Penacoe - Sleeps up to 8 people). Hallway, three bedrooms and en suite to the ground floor. Open plan Lounge/Kitchen, bathroom, bedroom and utility room to the first floor. Holiday Let 2 (The Hall - Sleeps up to 12 people) Entrance hall, hallway, open plan kitchen/diner/lounge, four bedrooms, inner hallway, two shower rooms and W.C. Commercial Lets. Three commercial properties each with a shop front and individual entrance, fourth property is a workshop space with no glazed areas. There is also a kitchen and W.c shared between all commercial properties. The property further benefits from Upvc double glazing, dual central heating consisting of a multi fuel boiler and a gas boiler and off street parking for up to six vehicles.

Tenure = Freehold (to be confirmed by a legal representative)
EPC = D

"The Hall"

Entrance Hall

Skimmed ceiling and walls, fitted carpet, radiator, doors to Utility Room and Hallway.

Hallway



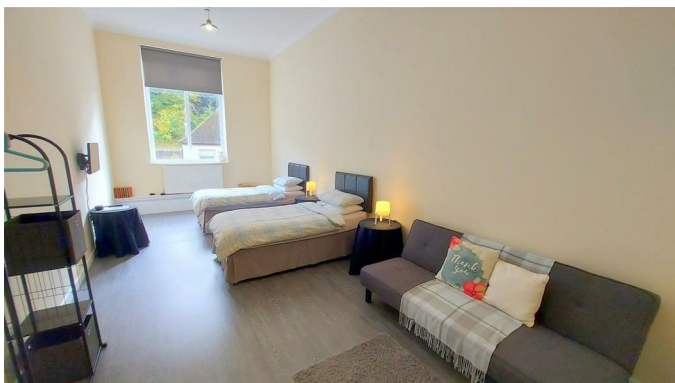
Skimmed ceiling and walls, wood effect vinyl flooring, radiator and six doors off.

Kitchen/Living/Dining Room 32'4" x 23'9" (9.86 x 7.24)



Skimmed vaulted ceiling, skimmed walls, wood effect vinyl flooring, Upvc double glazed window to front, three radiators, log effect wall mounted electric fire, range of base and wall mounted units with complementary worksurface over, stainless steel sink and drainer, centre island, freestanding dishwasher, fridge and cooker. Dining table, two sofas and a pool table.

Riverbed 23'5" x 10'9" (7.14 x 3.28)



Skimmed ceiling and walls, wood effect vinyl

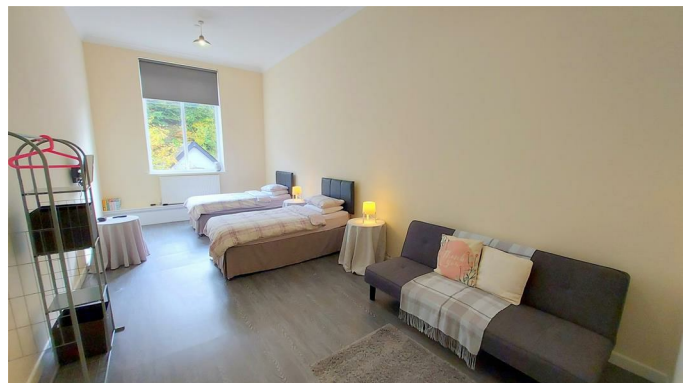
flooring, radiator, sofa and Upvc double glazed window to front.

Woodland 23'2" x 11'11" (7.06 x 3.63)



Skimmed ceiling and walls, wood effect vinyl flooring, radiator, sofa and Upvc double glazed window to front.

Mountain View 23'5" x 11'1" (7.14 x 3.38)



Skimmed ceiling and walls, wood effect vinyl flooring, radiator, sofa and Upvc double glazed window to front.

Treetops 23'4" x 11'3" (7.11 x 3.43)



Skimmed ceiling and walls, wood effect vinyl flooring, radiator and Upvc double glazed window to front.

Inner Hall

Skimmed ceiling and walls, fitted carpet, radiator and three doors leading off.

Shower Room 1 12'6" x 5'3" (3.81 x 1.60)



Skimmed ceiling with spotlights, skimmed walls with Pvc splashbacks, wood effect laminate flooring, three piece suite comprising shower cubicle, low level w.c and pedestal wash hand basin.

Shower Room 2 13'8" x 6'8" (4.17 x 2.03)



Skimmed ceiling and walls with Pvc splashbacks, wood effect laminate flooring, Upvc double glazed obscured glass window to side, four piece suite comprising shower cubicle, low level w.c and two wall mounted wash hand basins.

Cloakroom 5'7" x 5'7" (1.70 x 1.70)

Skimmed ceiling and walls, wood effect laminate flooring, radiator, Upvc double glazed obscured glass window to side, two piece suite comprising wall mounted wash hand basin and w.c.

"Ty Penycoed"

Entrance Hall



Skimmed ceiling and walls, fitted carpet, carpeted stairs to First Floor and door to:

Communal Area 9'6" x 8'2" (2.9 x 2.5)



Skimmed ceiling and walls, fitted carpet, two radiators, Upvc double glazed window to front, storage cupboard and three doors off.

Bedroom 1 11'2" x 12'5" (3.40 x 3.78)



Skimmed ceiling and walls, fitted carpet, Upvc double glazed window to front and door to En-Suite Shower Room.

En-Suite Shower Room 8'4" x 6'2" (2.54 x 1.88)



Skimmed ceiling and walls, Pvc splashbacks, wood effect vinyl floor, radiator, Upvc double glazed window to front, three piece suite comprising shower cubicle, low level w.c and pedestal wash hand basin.

Bedroom 2 14'6" x 11'2" (4.42 x 3.40)



Skimmed ceiling and walls, fitted carpet, radiator and three Upvc double glazed window to front.

Bedroom 3 13'5" x 9'4" (4.09 x 2.84)



Skimmed ceiling and walls, fitted carpet, radiator and Upvc double glazed window to front.

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, radiator and four doors off.

Kitchen/Living/Dining Room 20'0" x 15'0" (6.10 x 4.57)



Skimmed ceiling and walls, wood effect laminate flooring, two radiators, four Upvc double glazed windows to front and side, range of base and wall mounted units with complementary work surface, stainless steel sink and drainer, freestanding electric cooker and fridge. Two sofas and breakfast bar seating.

Bedroom 4 23'4" x 11'6" (7.11 x 3.51)



Skimmed ceiling and walls, fitted carpet, radiator and two Upvc double glazed windows to side.

Family Bathroom 10'2" x 7'2" (3.10 x 2.18)



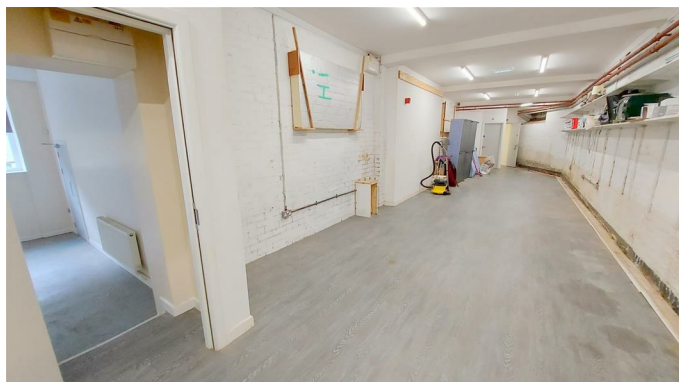
Skimmed ceiling and walls, Pvc splashbacks, wood effect laminate flooring, radiator, Upvc double glazed obscured glass window to side, three piece suite comprising low level w.c, wash hand basin set on vanity unit and panelled bath with privacy screen.

Utility Room 9'2" x 3'5" (2.79 x 1.04)

Skimmed ceiling and walls, wood effect laminate flooring, radiator, Upvc double glazed obscured glass window to side and a washing machine.

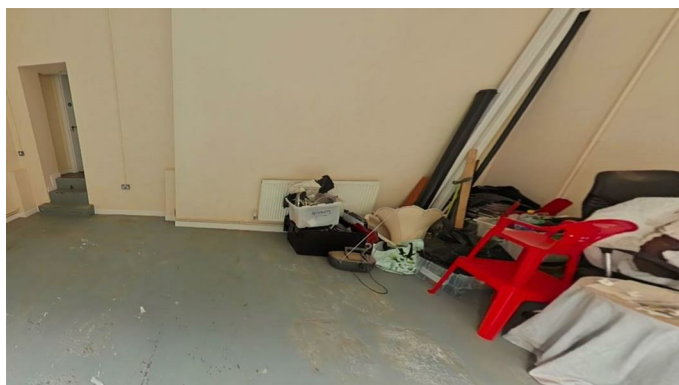
Commercial Area

Commercial Unit 1 56'0" x 12'3" (17.07 x 3.73)



Currently used as a wood working business/workshop.

Commercial Unit 2 19'4" x 22'4" (5.89 x 6.81)



Skimmed ceiling and walls, fitted carpet and concrete floor, Upvc double glazed windows and doors to front.

Commercial Unit 3 37'8" x 21'9" (11.48 x 6.63)



Skimmed ceiling and walls, fitted carpet and vinyl floor, Upvc double glazed shop windows and door to front.

Commercial Unit 4 34'7" x 21'8" (10.54 x 6.60)



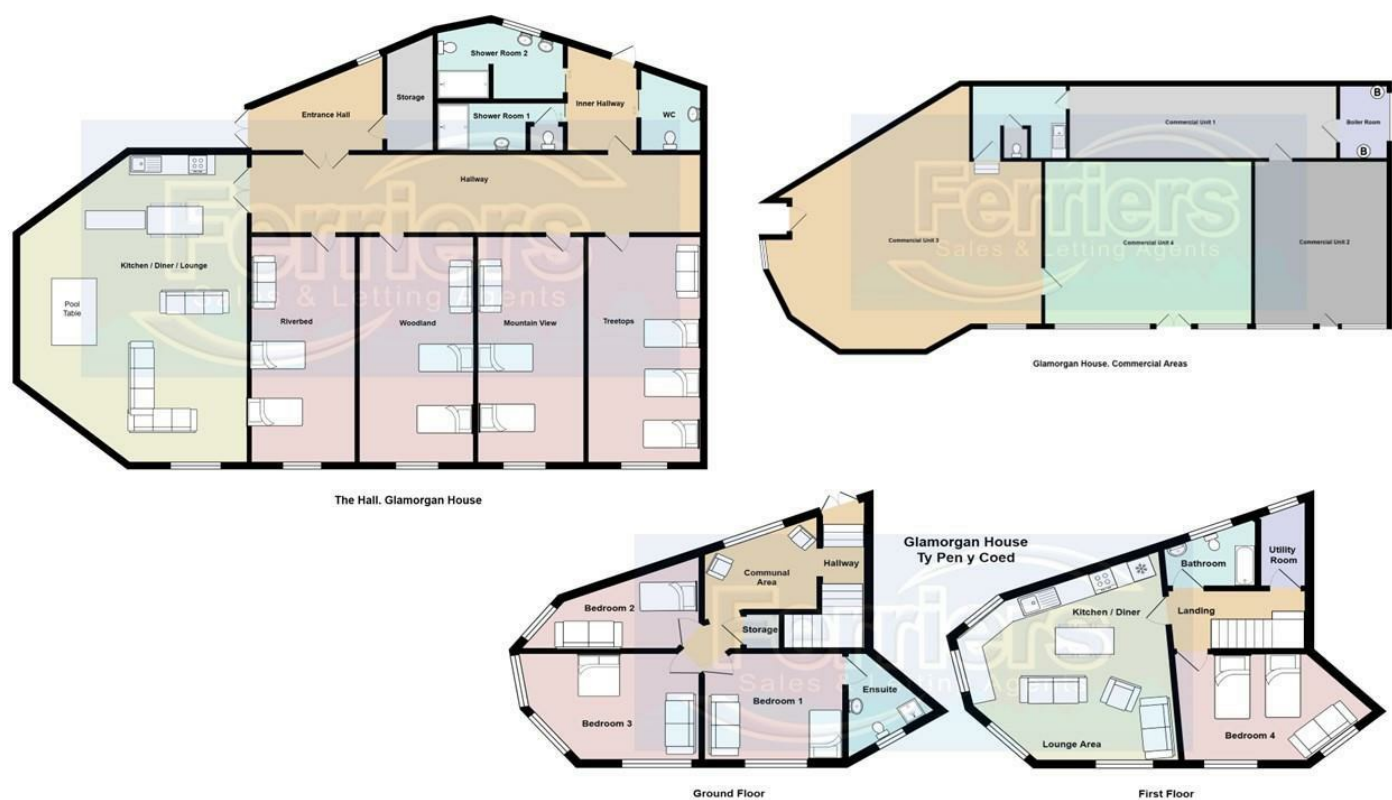
Skimmed ceiling and walls, fitted carpet, Upvc double glazed shop windows and doors to front.

Staff Area 12'9" x 9'10" (3.9 x 3.0)

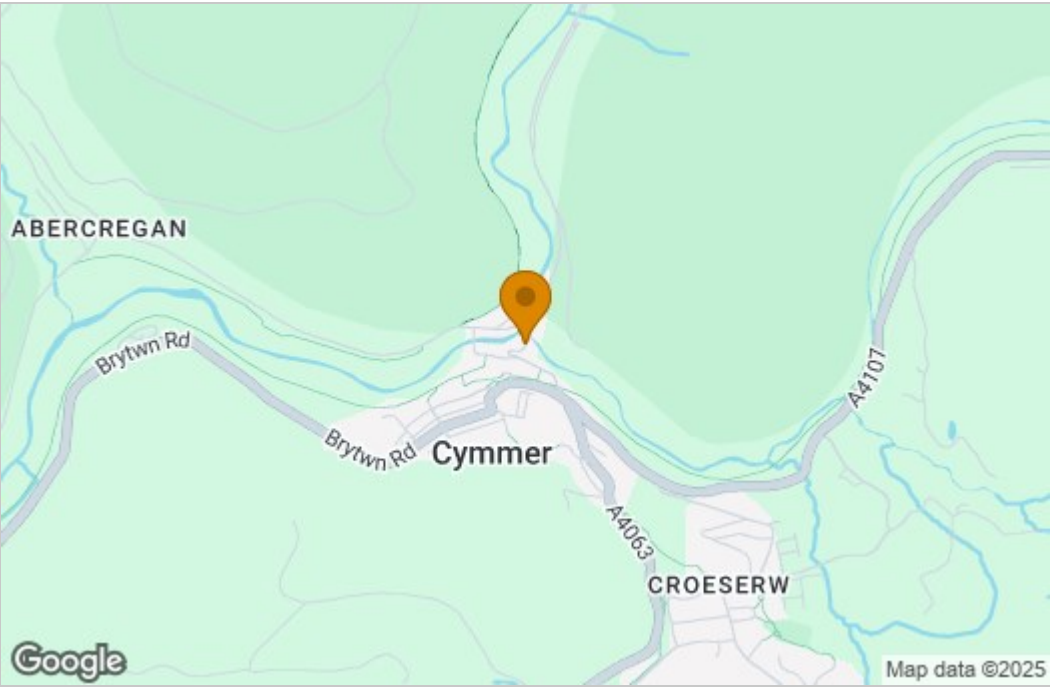


A Kitchen area and two separate W.C's to service all four commercial units.

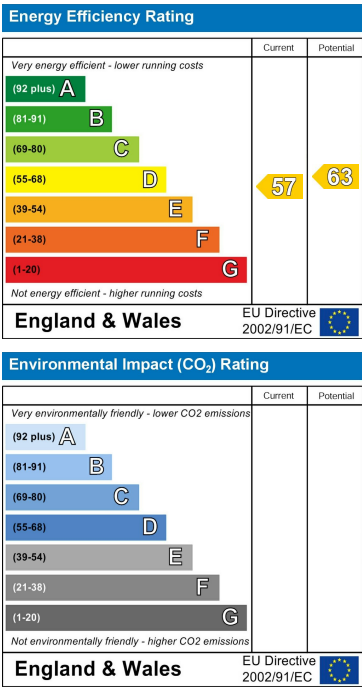
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.