



177 Caerau Road, Maesteg, CF34 0PD

£49,995

Ferriers Estate Agents are pleased to offer this fantastic opportunity to purchase a commercial property in Caerau Road. If you're looking to expand your business or starting a new business, this could be your ideal property. Previously occupied by Llynfi Valley Credit Union, this property benefits from a trading area, office, staff kitchen, W.C and basement storage. The property further benefits from gas central heating via a combination boiler and an electric security shutter to the front.

Tenure = TBC EPC = TBC

Trading Area 13'1" x 11'5" (4.0 x 3.5)



Entry via glazed door. Skimmed and coved ceiling, skimmed walls, wood effect vinyl flooring, radiator, large shopfront window, security window looking into office and door to:

Inner Hallway



Skimmed and coved ceiling, skimmed walls, wood effect vinyl flooring, radiator, under stairs storage and two doors off.

Office 8'10" x 8'6" (2.7 x 2.6)



Skimmed and coved ceiling, skimmed walls, wood effect vinyl flooring and radiator.

Staff Kitchen 11'5" x 5'6" (3.5 x 1.7)



Skimmed and coved ceiling, skimmed walls, radiator, a range of base units with a complementary work surface housing a stainless steel sink/drainer, wall mounted gas combination boiler, door to rear, door to lower ground floor and door to:

W.C 9'10" x 3'3" (3.0 x 1.0)



Skimmed ceiling and walls, tiled flooring, radiator, uPVC double glazed window with obscured glass to side and a two piece suite comprising a low level W.C and wall mounted wash hand basin.

Lower Ground Floor

Basement 9'10" x 8'6" (3.0 x 2.6)



Concrete walls and floor, fitted with wooden storage racks.



Energy Efficiency Graph

England & Wales

Map data ©2025

EU Directive 2002/91/EC

Area Map

Caerau Not energy efficient - higher running costs **England & Wales** Environmental Impact (CO₂) Rating (92 plus) 🔼 (81-91) DYFFRYN Rd Tonna

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

29 Llynfi Road, Maesteg, Bridgend, Mid Glamorgan, CF34 9DS Tel: 01656 733291 Email: sales@ferrierwilliams.co.uk https://www.ferrierhomes.co.uk