



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 covered ceiling, skimmed walls, wood effect vinyl flooring, radiator, large shopfront window, security window looking into office and door to:

Inner Hallway



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

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



Skimmed and covered 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.

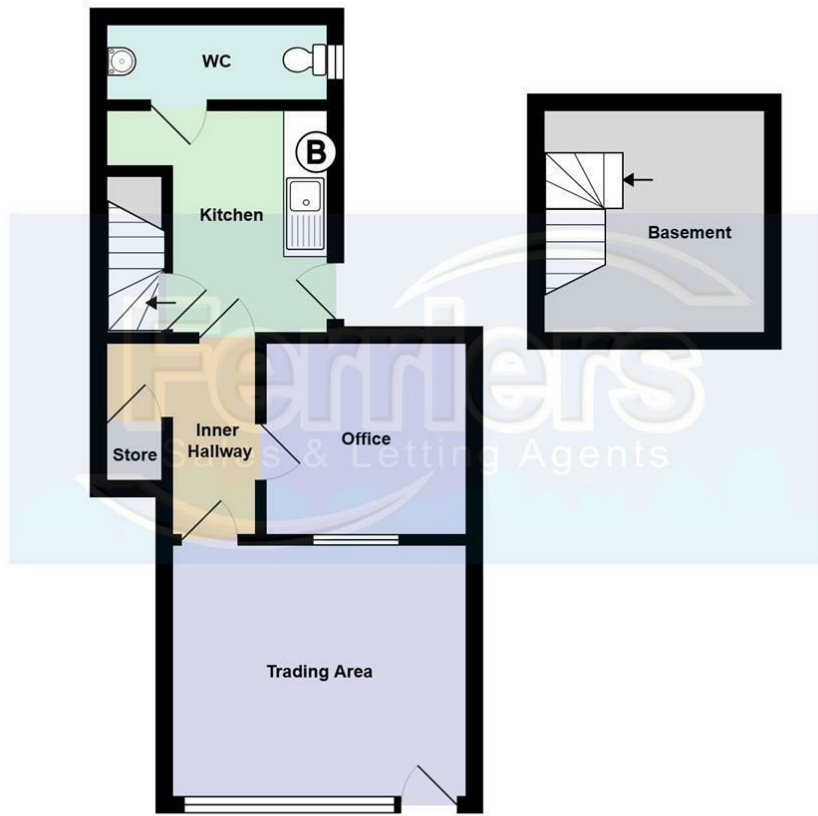
Lower Ground Floor

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

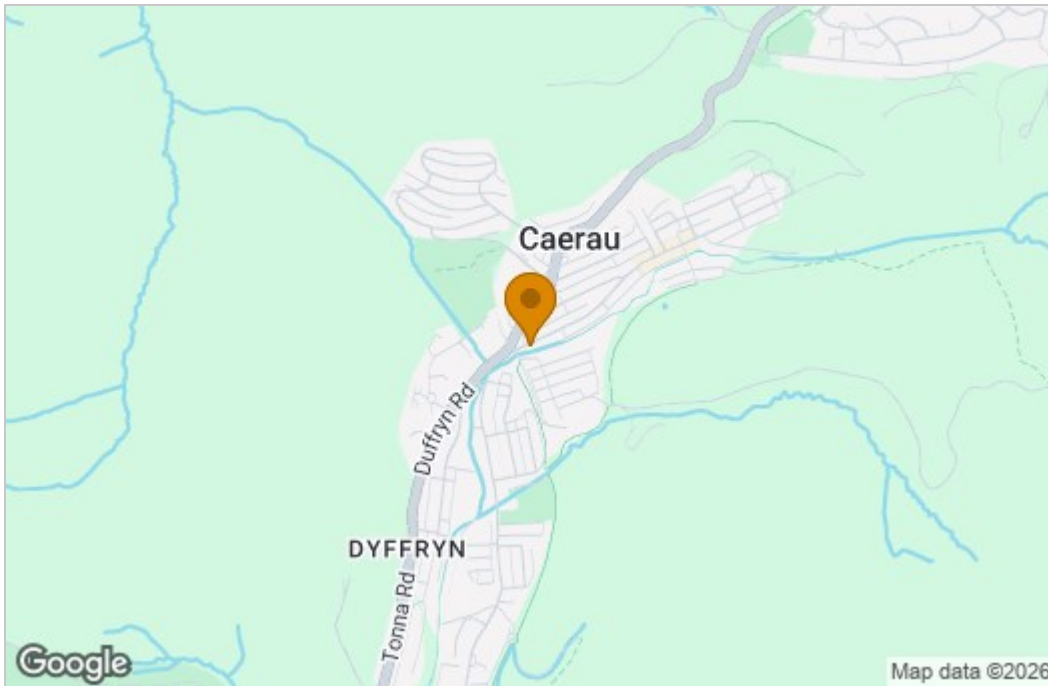


Concrete walls and floor, fitted with wooden storage racks.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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