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109, Bridgend Road  
Bridgend, CF32 9AP

Watts  
& Morgan

# 109 Bridgend Road

Aberkenfig, Bridgend CF32 9AP

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**£190,000 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Immediately available For Sale a 3-storey property briefly comprising of ground floor showroom/business unit with self-contained living accommodation over

Of interest to both owner occupiers and investors

Immediately available For Sale freehold tenure and with full vacant possession at an asking price of £190,000

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## Directions

**Your local office: Bridgend**

T 01656 644288 (1)

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)





## Summary of Accommodation

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### LOCATION

The property is situated in a prominent and convenient location fronting Bridgend Road the main vehicular thoroughfare serving Aberkenfigs commercial centre. Aberkenfig is conveniently located lying just 4 miles or so North West of Bridgend town centre and approximately 2 miles from Junction 36 (Sarn Park Interchange) of the M4 Motorway.

### DESCRIPTION

The property briefly comprises a traditionally built end of terrace property that is built to a traditional standard of construction with facing brickwork to front elevation and a tiled pitched roof.

The ground floor of the property is currently configured so as to provide for 2 individual treatment rooms/offices together with rear office/ancillary space, fitted kitchen and WC/utility room.

The ground floor of the property provides approximately 60.5sq.m (650sq.ft) net internal area of accommodation.

Separate ground floor access from the rear of the property leads to a self-contained first floor flat together with attic rooms comprising of lounge, modern fitted kitchen, 2 no. double bedrooms and family bathroom together with ancillary attic accommodation which includes for a WC and shower cubicle.

The property has the benefit of rear lane access and rear courtyard providing amenity space and secure off-road car parking

### ACCOMMODATION

### TERMS

The property is to be sold freehold tenure and with full vacant possession.

### VAT

All figures quoted are exclusive of VAT if applicable.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

### VIEWING

Strictly by appointment only through sole selling agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)

Please ask for

Dyfed Miles or Matthew Ashman

### PARKING

No

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Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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



**Bridgend**  
 T 01656 644 288  
 E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
 T 01446 773 500  
 E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
 T 029 2071 2266  
 E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
 T 020 7467 5330  
 E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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