

Watts & Morgan

FOR SALE



Offers Over £55,000

4 No. Lock-Up Garages, Moorlands Road, Bridgend, CF31 3DR

- Immediately available For Sale a block of 4 No. Lock-Up Single Garages together with a hardcore surfaced car parking area and additional garden/amenity land
- Set within a residential setting at the head of a cul-de-sac fronting Moorlands Road on the south side of Bridgend Town Centre
- Considered suitable for domestic storage purposes under the existing established use
- Immediately available For Sale freehold tenure inviting offers in excess of £55,000

Location

The property is located just off Moorlands Road on the south side of Bridgend Town Centre.

The property is set within a residential area with Moorlands Road located just off Heronston Lane just off the A48 Bypass Road.

The property is considered to be conveniently located to the road network.

Description

The property briefly comprises of a brick built garage block constructed to a traditional standard of construction with facing brickwork under a concrete tiled pitched roof. The property comprises of 4 No. Single Garages all with the benefit of an up and over garage door and with each garage measuring 2.75m width x 5.05m depth so providing approximately 14sq.m (149sq.ft) Gross Internal Area of accommodation.

To the front of the garage block is an open parking area largely laid to hardcore and considered suitable for car parking or external storage. Beyond the car parking area is an enclosed parcel of garden/amenity land that houses a Dwr Cymru Welsh Water sewerage pumping station. DCWW enjoys access rights at all times and for all purposes in connection with the use of the pumping station.

Tenure

The property is to be sold freehold tenure and with full vacant possession albeit subject to the easement in favour of DCWW.

Asking Price

Offers in excess of £55,000 are invited.

EPC

Not applicable.

Utilities

There are no service connections to the site.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT if applicable.

Anti Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the

successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through sole selling agents:

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Please ask for

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