

I Rock Street

Aberkenfig, Bridgend

LOT 4



LOCATION

The property is located on Bridgend Road, the main street in Aberkenfig with a return frontage onto Rock Street, and about 150 metres from the main shopping area in the town centre. Bridgend is about 4 miles away and there is good access to the M4 at Junction 36 and from there to Cardiff, Swansea and other destinations.

Leave the M4 at Junction 36 and take the A4063 sign posted to Maesteg. Continue along the dual carriageway for approximately $\frac{3}{4}$ mile to the next roundabout where travel straight over towards Aberkenfig. After about 400 metres take the turning right into Aberkenfig. The property will then be found after about 320 metres on the right hand side when travelling up the hill on the corner with Rock Street.

DESCRIPTION

Ground floor office unit with self-contained first floor flat above, all contained within a two storey end of terrace property which has been extended and modernised.

OFFICE ACCOMMODATION

Front Office – 6.84m x 6.06m

Back Office – 4.64m x 3.73m

Kitchen - 2.54m x 2.67m with fitted units and gas combi-boiler

Cloak Room – 2.52m x 1.19m with WC and wash hand basin.

FIRST FLOOR FLAT

Kitchen – 3.35m x 3.10m with fitted units and gas combi-boiler

Bathroom – 1.44m x 2.56m with bath, WC & wash hand basin.

Internal corridor – 4.81m x 2.04m (maximum)

Bedroom 1 – 3.52m x 4.18m

Bedroom 2 - 3.32m x 3.85m (maximum)

Bedroom 3 – 2.38m x 2.36m

SERVICES

Mains water, mains electricity, mains gas and mains drainage are believed to be connected to the property.

CENTRAL HEATING

Central heating is fitted in both the office accommodation and the flat. No tests of the systems have been undertaken.

TENURE

Freehold with vacant possession.

RATES

The current rateable value is £3150. The rates payable for 2006/07 are £ 1,326.15.

LOCAL AUTHORITY

Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend, CF31 3LX Tel: 01656 643643.

PLANNING

Prospective purchasers should conduct and rely upon their own planning and other enquiries.

VIEWING

Please contact Cooke & Arkwright regarding the viewing arrangements.

LEGAL PACK

The Special Conditions that apply to this Lot are set out in the Legal Pack which is available at a charge of £20 from either Cooke & Arkwright or the Sellers Solicitor: Eversheds 115 Colemore Road, Birmingham, West Midlands B3 3AL (FAO: Sarah Ali – Tel 0121 232 1104). Please check on the day of the Auction for any variation in the Special Conditions or Particulars of Sale.

COOKE & ARKWRIGHT

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