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Coity Post Office,
Heol West Plas
Coity, Bridgend, CF35 6BA

Coity Post Office Heol West Plas

Asking price **£499,950**

This impressive stone fronted mixed use property was built in the late 1800s and sits opposite the historic Coity Castle. The current owner occupier has been running the day to day business, shop and post office whilst living in the ample accommodation for over twenty years.

Ongoing concern

Heart of Coity Village

Post office/Convenience store

Picturesque Stone fronted detached

Four double Bedrooms

Kitchen/living Space

En suite

Family bathroom





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The residential dwelling boasts a double storey rear extension hosting a bright and light open plan kitchen/lounge with French doors opening to the rear tiered garden which has been landscaped to hard standing and small lawn area. The first floor has four spacious double bedrooms

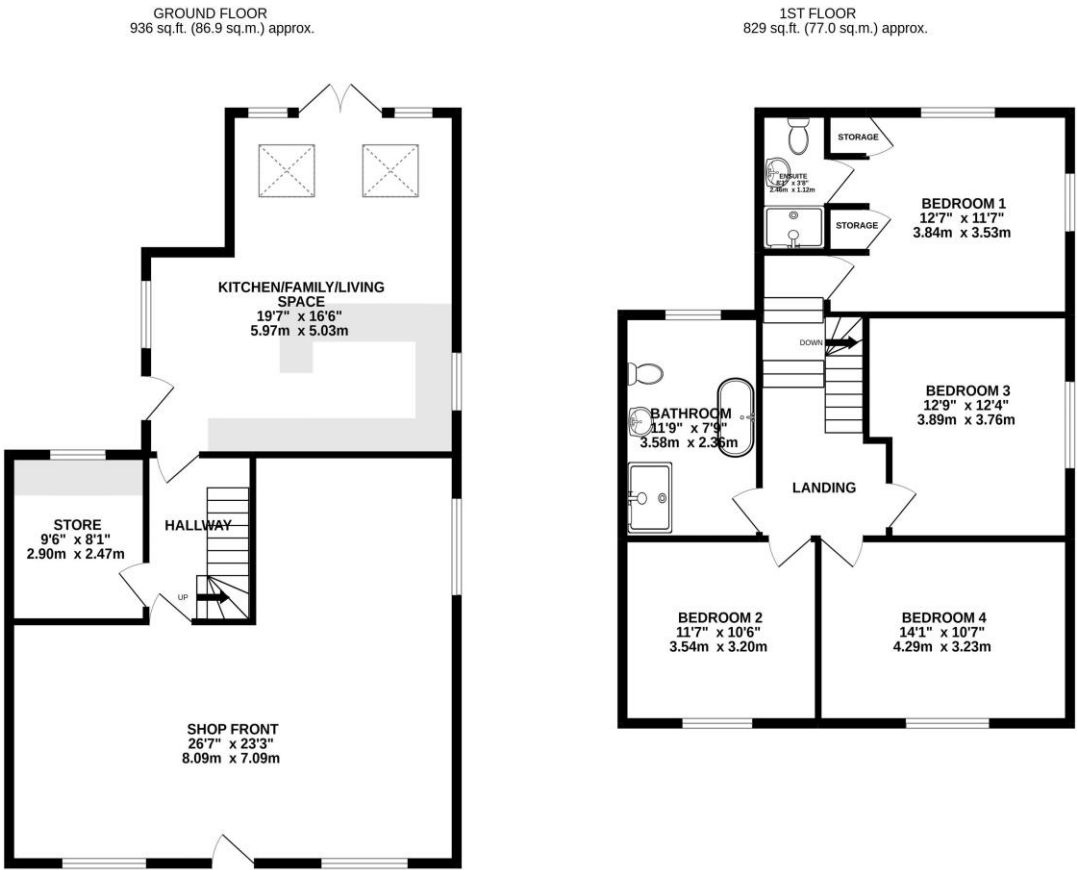
with ensuite to the master as well as an main bathroom offering a bath and separate shower.

The property benefits from a corner plot and prominent position within Coity serving many of the locals as their local convenience store and post office. Located adjacent to the historical Coity Castle, park and well positioned for access to local schools and supermarkets this home benefits from the best of both being a wonderful family home as well as the income opportunities from the commercial aspect.

The commercial unit in the property boasts a spacious shop floor and store room as well as an extensive inventory of fixtures and fittings to include items such as fridges, shelving and racking, server counter and till as well as the post office facilities.

For further information regarding the sale of the business as well as the turnover and other business related figures please contact the office. There is no chain associated with the sale of this property.

The price shown is for both the property and the business. £450,000 for the property and £50,000 for the business. These will have to be financed appropriately.



TOTAL FLOOR AREA: 1765 sq.ft. (163.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From junction 36 of the M4 (Sarn), travel South along the A4061 taking the first exit on the first two roundabouts. At the third roundabout take the second exit. Travel through the first set of traffic lights and at the second set, turn left onto Heol West Plas. The property can be found opposite the castle as indicated by our for sale sign.

Tenure

Freehold

Services

All mains
Council Tax Band A
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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AWAITING EPC

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