

hrt
herbert r thomas

59 Commercial
Street
Kenfig Hill, Bridgend
CF33 6DH

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59 Commercial Street

Asking price **£135,000**

Situated in the popular Kenfig Hill Village is this ideal investment property first floor flat and sitting tenant for the shop premises.

Ideal investment opportunity

Sold with sitting tenant for the shop premises

First floor flat previously let at £500 per calendar month

Shop rental £400 per calendar month

Good condition throughout

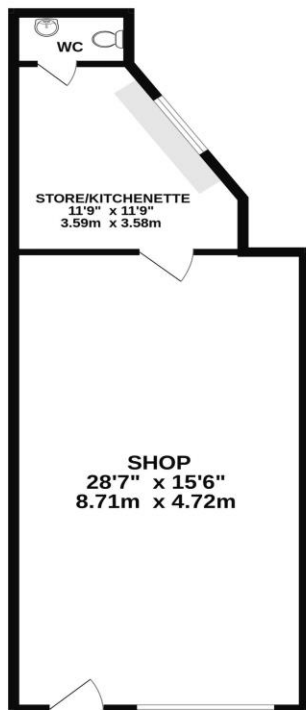
Viewings highly recommended



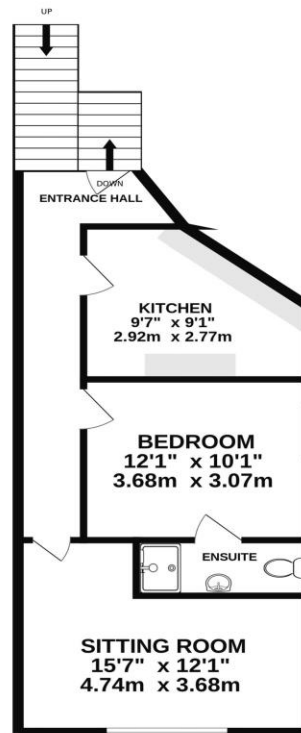
Situated in the heart of the popular Kenfig Hill Village is this ideal investment property with shop premises and separate first floor one bedroom flat. The shop is entered via PVCu double glazed door flanked by window into a large shop area with door to store/kitchen. The store/kitchen has been fitted with a range of base units, space for shelving and a door to cloakroom. The cloakroom has been fitted with a low-level WC and PVCu double glazed door to the rear. To the first floor flat there is a

galvanised steel staircase into an entrance hallway with doors to the bedroom, kitchen and sitting room. The kitchen has been fitted with a range of base and eyelevel units with workspace over. The sitting room has a PVCu double glazed window to front. The bedroom has a PVCu double glazed window to side and a door to ensuite shower room. The shower room has been fitted with a three-piece suite comprising; shower, close coupled WC and wash handbasin.

GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 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.





Directions

From Junction 37 of the M4, follow the signs to Pyle. Once in the village take a right at the traffic lights and follow the road past the ASDA and continue straight over roundabout onto Pysgaw Street. Continue to follow the road for approximately one mile where the property can be found on the right hand side indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band A
EPC Rating D

Viewing strictly by
appointment through
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7/30/22, 11:47 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
55A Commercial Street Bridgend CF31 1LH	Energy rating D	Valid until: 25 August 2032 Certificate number: 3905-1763-0222-8523-0823
Property type	Top-floor flat	
Total floor area	46 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-efficiency-ratings-for-commercial-properties) (<https://www.gov.uk/guidance/energy-efficiency-ratings-for-commercial-properties>)

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.