



59 Commercial
Street
Kenfig Hill, Bridgend
CF33 6DH

hrt.uk.com



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

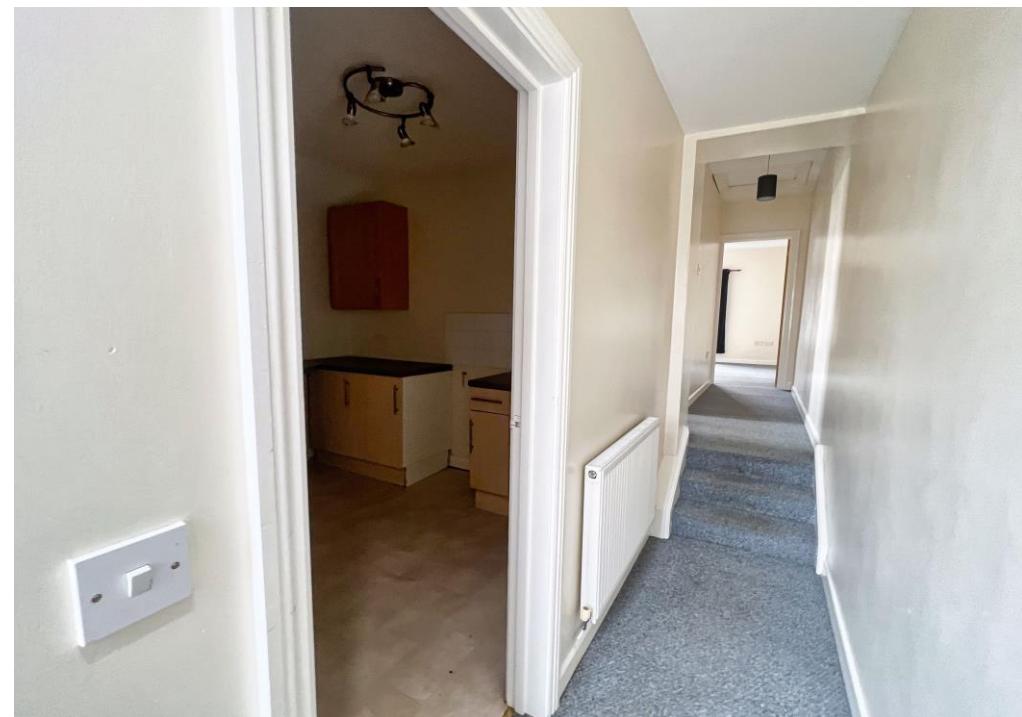
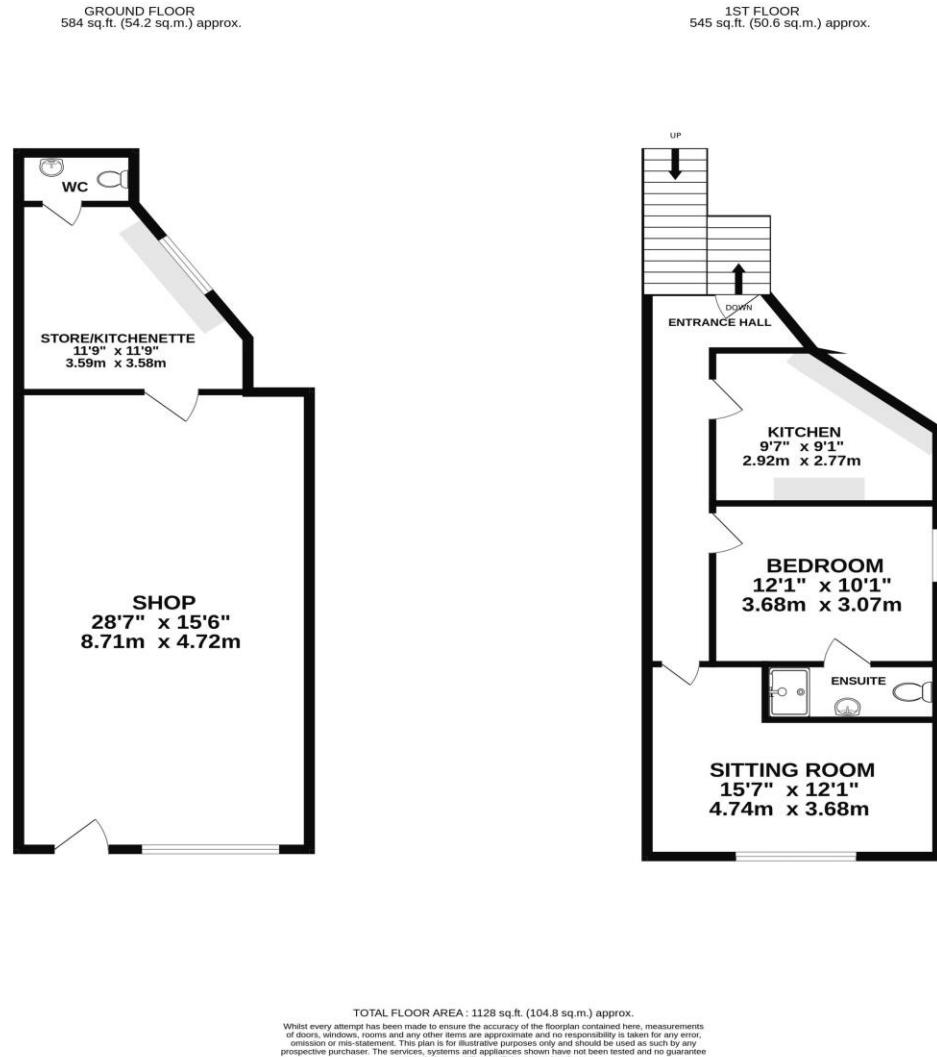
Good condition throughout

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.





Directions

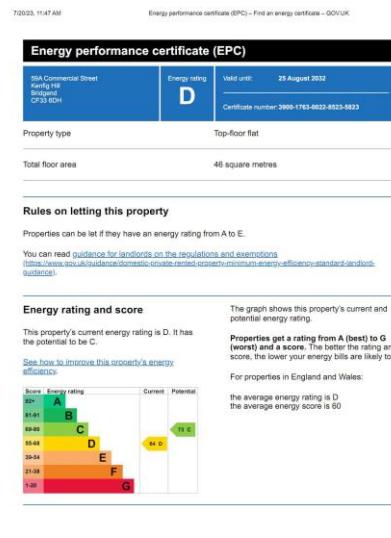
From Junction 37 of the M4, follow the signs to Pyle. Once in the village take a right at the traffic lights and follow the road past the ASDA and continue straight over roundabout onto Pisgah Street. Continue to follow the road for approximately one mile where the property can be found on the right 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 Herbert R Thomas

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herbert r thomas

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RICS

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