

ANTHONY BROWN LTD

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REF NO 362D

**9 WINE STREET, LLANTWIT MAJOR CF61 1RZ
VALE OF GLAMORGAN**

COMMERCIAL PROPERTY FORMERLY RESIDENTIAL



TENURE : FREEHOLD

PRICE : Offers in the region of £ 265,000

SITUATION & DESCRIPTION This is a two story end of terrace property with a commercial shop front suitable for retailing or offices with car parking nearby and situated in the old part of town in the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Rail and bus services run to Barry, Cardiff and Bridgend whilst the M4 motorway is approximately nine miles distant and Cardiff (Wales) Airport is about seven miles away. The elevations are of pointed stonework and roughcast render under a pitched roof with slate cover. In previous years the property was occupied as a private residence with shop front business and living accommodation. Subject to planning this could revert to a residential dwelling.

The accommodation comprises of front offices/retail space with ancillary rooms, rear office space and first floor office suites, WCs and kitchen facilities. Separate access is possible to the rear, together with on street car parking and tarmacadam car parking area opposite the premises.

ACCOMMODATION	Approach via a part glazed door to
PRINCIPLE ROOM	Bay window with blinds fitted to the front. Wired for ceiling light, track lighting and eight power points. Telephone point. Double panel radiator. Carpet cover.
INNER ROOM	10' x 8' 10" excluding old doorwell. Wired for centre light and power points. Double panel radiator. Situation of the electric service meters. Carpet cover.
LOBBY	Understairs storage area. Door to
CLOAKROOM	Obscure glazed window to the side. Fitted with a wash-hand basin and WC. Radiator. Carpet cover.
SIDE HALLWAY	Radiator. Staircase leads to first floor.
REAR/OFFICE	18' x 12' Door and cottage style window overlooking the rear garden. Wired for wall lights. Double panel radiator.
ANNEXE	9' 0" x 8' 6" Four double panel radiators. Carpet cover. Wired for light and a range of power points. Central heating thermostat.
KITCHEN	10' 0" x 7' 10" Fitted with a range of base and wall units with matching work surfaces and a ceramic tiled surround. Single drainer sink unit. Provision for plumbing. Wired for light and a range of power points. Vinyl floor covering. Situation of the central heating programmer and the Ideal Mexico free standing gas fired boiler which serves the domestic hot water and the radiators.
FIRST FLOOR LANDING AREA	Double panel radiator. Access into the roof space. Walk-in airing cupboard which houses the copper cylinder tank, central heating pump and immersion heater.
ROOM ONE (FRONT)	16' 6" x 8' 9" UPVC double glazed window to the front with double panel radiator fitted beneath. Wired for two centre lights and power points. Two built-in storage cupboards.
ROOM TWO (FRONT)	6' 0" x 8' 4" UPVC double glazed window overlooking the front. Single panel radiator. Wired for centre light and power points. Telephone point. Carpet cover.
BATHROOM	Obscure glazed window overlooking the rear. Fitted with a modern suite comprising panel bath with a 'Mira' electric shower fitted over, wash-hand basin and WC. Ceramic tiled surround. Single panel radiator. Carpet cover.
	Paved path to the front with entrances at the front, side and rear. Side pathway with gate leading to the rear garden. Large walled garden principally laid to lawn with mature shrubs.

SERVICES	Mains – Water, Electricity and Drainage.
VIEWING	At any reasonable time with the Agent as above.
LOCAL AUTHORITY	Vale of Glamorgan Council, Civic Offices, Holton Road, Barry
RATING	We have been verbally informed by the Vale of Glamorgan Council 2006 / 2007 - Rateable Value £2475.00 Rates Payable £1108.80

Important Notice – All measurements have been taken by a sonic tape and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error. The photographs show only certain parts of the property at the time they were taken. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. Any description or information given should not be relied upon as a statement or representation of fact or that the services are in a good condition. None of the services or equipment in the property have been tested by Anthony Brown Limited and prospective purchasers must make their own investigations. Any floor plans included in these sales particulars are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. The plans do not form part of any contract.

PROCEEDS OF CRIME ACT 2002

Anthony Brown Ltd is obliged to report any knowledge or suspicion of money laundering to NCIS – National Criminal Intelligence Service – and should such a report prove necessary are precluded from conducting any further professional work without consent from NCIS.

Details prepared on 2nd October 2007