

**FREEHOLD RESIDENTIAL,
RETAIL FOR SALE**

32 & 32A New Road
Porthcawl,
CF36 5DN

1,793.79 sq ft
(166.65 sq m)

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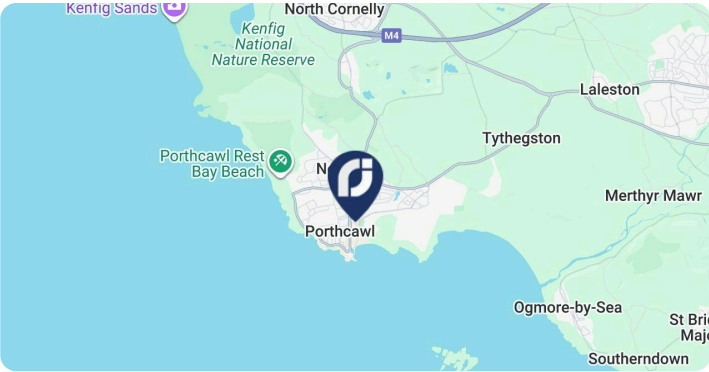


Availability

Name	Sq ft	Sq m
Ground - Sales Area	361	33.54
Ground - Kitchen / W.C & Storage	424	39.39
1st - Residential Accommodation	666.18	61.89
2nd - Residential Accommodation	342.61	31.83
Total	1,793.79	166.65

Specifications & Features

- Well-presented mixed-use retail, residential Property in close proximity to Porthcawl Seafront
- Prominent 3 storey mixed use property
- Immaculately finished, high-spec two-bedroom maisonette arranged across the upper levels.
- Owner occupier & Investor opportunity.
- Freehold
- Council Tax Band C - Business Rates exempt
- Car parking to rear



Location

Positioned on New Road, this property enjoys a highly convenient setting within one of Porthcawl’s most established residential areas. The town centre, with its mix of independent shops, cafés and everyday amenities, is within easy reach, while the seafront and promenade are within a short walking distance.

The property provides ease of access to the M4 (J37), only a short drive away and Pyle station, providing rail links to Cardiff, Swansea and beyond.

DESCRIPTION

The accommodation offers a ground-floor retail unit benefiting from a modern glazed shop front, most recently utilised as additional storage for the adjoining business. It lends itself to a variety of A1/A2 retail or office uses; other uses may be possible, subject to planning. The upper floors, accessed through a private entrance, offer a well-presented, high-spec two-bedroom maisonette. The first floor features a spacious open-plan kitchen, dining, and living area with a double-glazed door leading to a roof garden. A second lounge area has a large window to the garden and leads to a modern, spacious bathroom. The second floor includes two generously sized bedrooms. The property has newly installed double-glazing throughout. Externally, the rear yard provides two dedicated parking spaces.

TERMS

The property is offered for sale on a freehold basis with vacant possession.

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PRICE

Offers in the region of £350,000

LEGAL COSTS

Each party to bear their own costs

EPC

C

SERVICE CHARGE

n/a

INSURANCE

n/a

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