



## Ogwy Street, Nantymoel offers over £115,000

- Former Brother Cafe with A3 planning consent
- Updated to a high standard throughout
- No ongoing chain with Fixtures to remain
- Parking to the rear
- Close Distance To Local Schools & Transport Links
- EPC Rating: D



 2  1  1



## About the property

A mid-terraced café premises with A3 consent in the heart of Nantymoel. Formerly Brothers Café, this turnkey opportunity includes a fitted café area, commercial kitchen, outdoor seating, and rear parking. Offered with no onward chain in a popular high-street location.





## Accommodation

### Dining/Cafe Area

19' 8" max x 14' 9" max ( 5.99m max x 4.50m max )  
A spacious dining area featuring counter space, dining for up to 16 covers, a comfortable sofa seating area, with dining tables and chairs and a coffee machine to remain, complemented by bespoke wooden fitted shutters to the front.

### Kitchen

11' 6" x 10' 6" ( 3.51m x 3.20m )  
Commercial-grade kitchen fitted with freestanding stainless-steel units, including fridge and freezers, two hot plates, twin sink with pre-rinse spray tap, commercial dishwasher, panini press, and Commercial Oven.

### W.C.

External WC unit finished with tiled walls and a lockable UPVC door, incorporating motion-sensor lighting, WC, wall-mounted wash hand basin, pull-down baby changing table, radiator, and hand dryer.

### Rear Hallway

### First Floor

### Landing

#### Store Room/ Bedroom One

14' 9" x 7' 10" ( 4.50m x 2.39m )  
Previously a bedroom, now used as a store room for the café, with UPVC double-glazed front window, laminate flooring, freestanding shelving, and wall-mounted combi boiler.

#### Lounge / Bedroom Two

11' 10" x 8' 10" ( 3.61m x 2.69m )  
Previously a bedroom, now offering flexible use as a lounge or staff area, featuring a UPVC double-glazed window to the front, loft access, carpeted flooring, and radiator.

### Shower Room

Beautifully fitted modern shower room featuring an obscured UPVC double-glazed window to the rear, fully tiled walls and flooring, walk-in double shower with tray, glass screen and wall-mounted stainless-steel mixer shower, low-level WC, pedestal wash hand basin with mixer tap, and heated radiator.

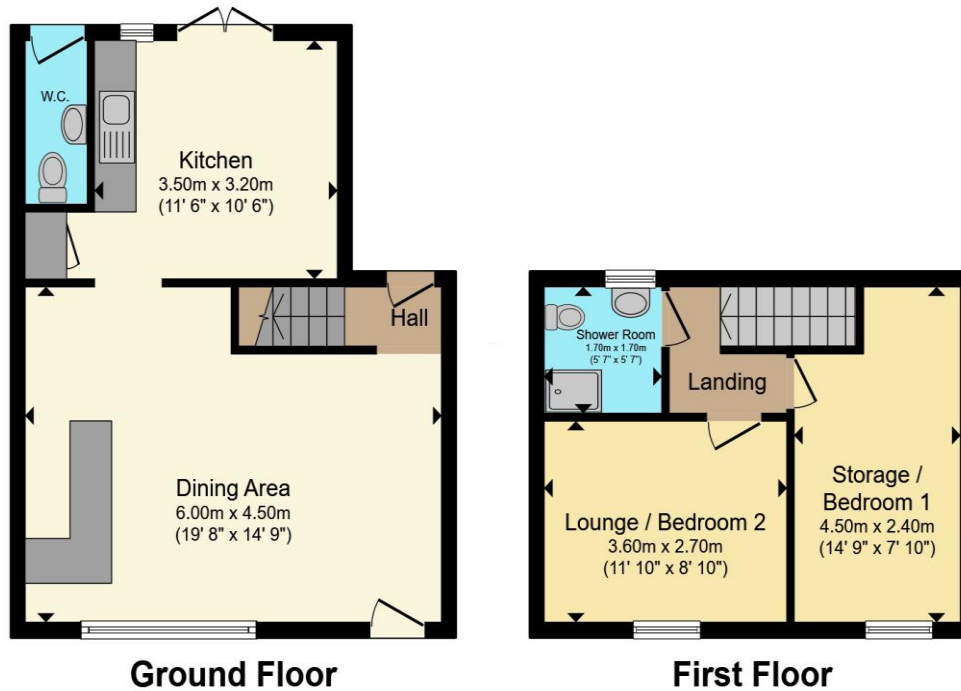
### Externally

Externally, the property benefits from a beautifully

01656 657201

bridgend@peteralan.co.uk

## Floorplan



Total floor area 68.8 m<sup>2</sup> (741 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let