

## 'Vacant Commercial/Retail Property With 4 Bedroom Family Home'

Swansea – Ref. MS 339



**Price**  
**Property: £195,000**

**Description:** A very spacious detached property that is presently operating as a convenience stores with an off license and full lottery service. The business has been run down as the vendors are now retiring so the property is offered as vacant premises with no premium for the business to enable any purchaser to operate whatever business that the property could suit (Subject to necessary change of use permissions being granted)  
The premises would still suit a convenience stores, other retail uses, offices or of course an excellent spacious family home.

**Location:** The property is well situated at the heart of this popular village right next to the village junior school and on the outskirts of Swansea with excellent road links to the M4 motorway close by.

### **Our Opinion**

This property is very well presented and would make an excellent family home with or without a business. The property is not open to offers as the selling price is below a realistic valuation for an early sale

**Premises:**

This large spacious extended detached property of traditional build comprises of:

**The Ground Floor**

The shop area (approx.360 sq ft) is fully fitted out with the necessary trade shelving and racking. (These trade fittings are available under a separate negotiation with the vendors if required).

There is a separate shop to the side with its own access that was previously used as a video hire section (approx.130 sq ft)

To the rear of the shop is a small room used as a food preparation area and approx. 45 sq ft.

Further to the rear of the property is a large lounge with aspect to the rear garden and views. Also on this level is a room used as an office (approx.60 sq ft).

**The Lower Ground Floor**

Stairs from the lounge lead down to the lower ground floor. At this level there is a newly refurbished fitted kitchen approx.150sq ft, a utility room with patio doors access to the garden. There is access to the cellar that contains the boiler and provides additional dry storage.

**The First Floor**

The first floor has four good sized bedrooms and a family bathroom. There is access to the loft that could be converted for further space.

**Outside**

There is a large garden to the rear of the property with good views. Next to and behind the garden is the local junior school.

There is a gated car port area to the side of the property and a dedicated loading bay to the front road.

**Tenure:**

Freehold

Rates: £TBA per year

**Viewing: This is a confidential sale. Please respect the vendor's wishes.** To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on 01792 424411 let us know when you would like to visit and we will make the arrangement.

**Asking Price Offers:** should be made to this office.

**Finance:** If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses

**Rear View of Property**



**Rear Views from Lounge window**



