

BR3982TP/1026

**FOR SALE
THE NANTYMOEL HOTEL
NANTYMOEL OGMORE VALLEY CF32 7RB
ASKING PRICE £75,000**



MAIN FEATURES

**VILLAGE FREEHOUSE (NOT CURRENTLY TRADING)
SUBSTANTIAL DETACHED PROPERTY WITH A COACH HOUSE & GARAGE
GROUND FLOOR 170.93 SQ MT (1839.20 SQ FT)
FIRST FLOOR 163.09 SQ MT (1,754.84 SQ FT)
FREEHOLD ALL MAINS SERVICES**

Notice To Prospective Purchasers

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.

BR3982TP

**THE NANTYMOEL HOTEL COMMERCIAL STREET
NANTYMOEL OGMORE VALLEY CF32 7RB**

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer for sale this substantial village free house, comprising a large detached property, coach house and garage.

The business ceased trading, following the untimely passing of its proprietor, but when open and trading, it was a successful and popular venue within the locality.

Internal facilities include, at ground floor level, two public bars, male / female wc's. Lower ground floor cellar, first floor sports room and proprietor's living accommodation.

To the side and rear, is an amenity area, detached coach house, single garage and car parking space.

Nantymoel is located in the Ogmore Valley on the A4061 approximately 10 miles from Bridgend / The M4.

The village is made up of mainly terraced housing, complimented by local schools, shops, a rugby and working men's club, plus some other licensed premises.

See the map inlay below for local directions.

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonypandy office.

GROUND FLOOR; 170.93 sq mt (1,839.20 sq ft), foyer / two bars / male female wc's.

CELLAR; Comprising two rooms with beer cooler's pump and syphon facilities (not measured).

FIRST FLOOR; 163.09 sq mt (1,754.84 sq ft), to include a sports hall, five living / bed rooms, a kitchen and bathroom / store.

EXTERIOR; Side amenity area, detached two storey coach house & single garage (not measured, see also general notes).

USER; Believed to fall within use class A3 (1987 planning act use class orders Wales, as amended).

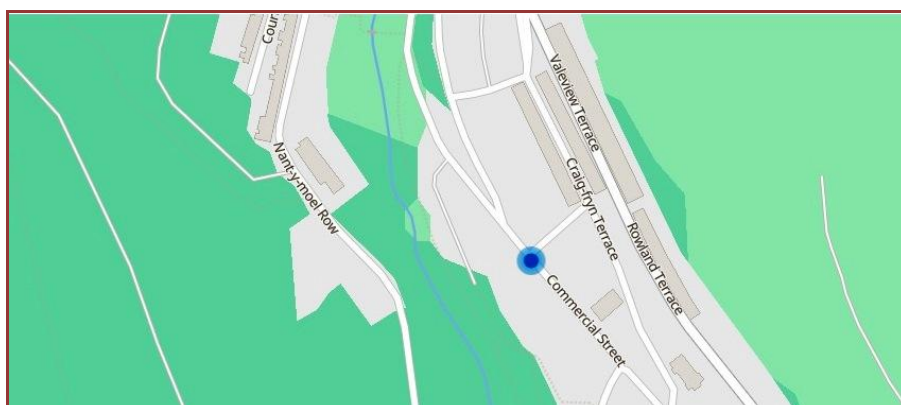
RATES; RV = £ 2,000 (2026 rating list). Council tax, Band A.

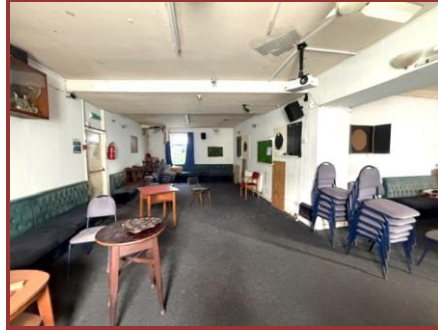
ENERGY RATNG; C = 61.

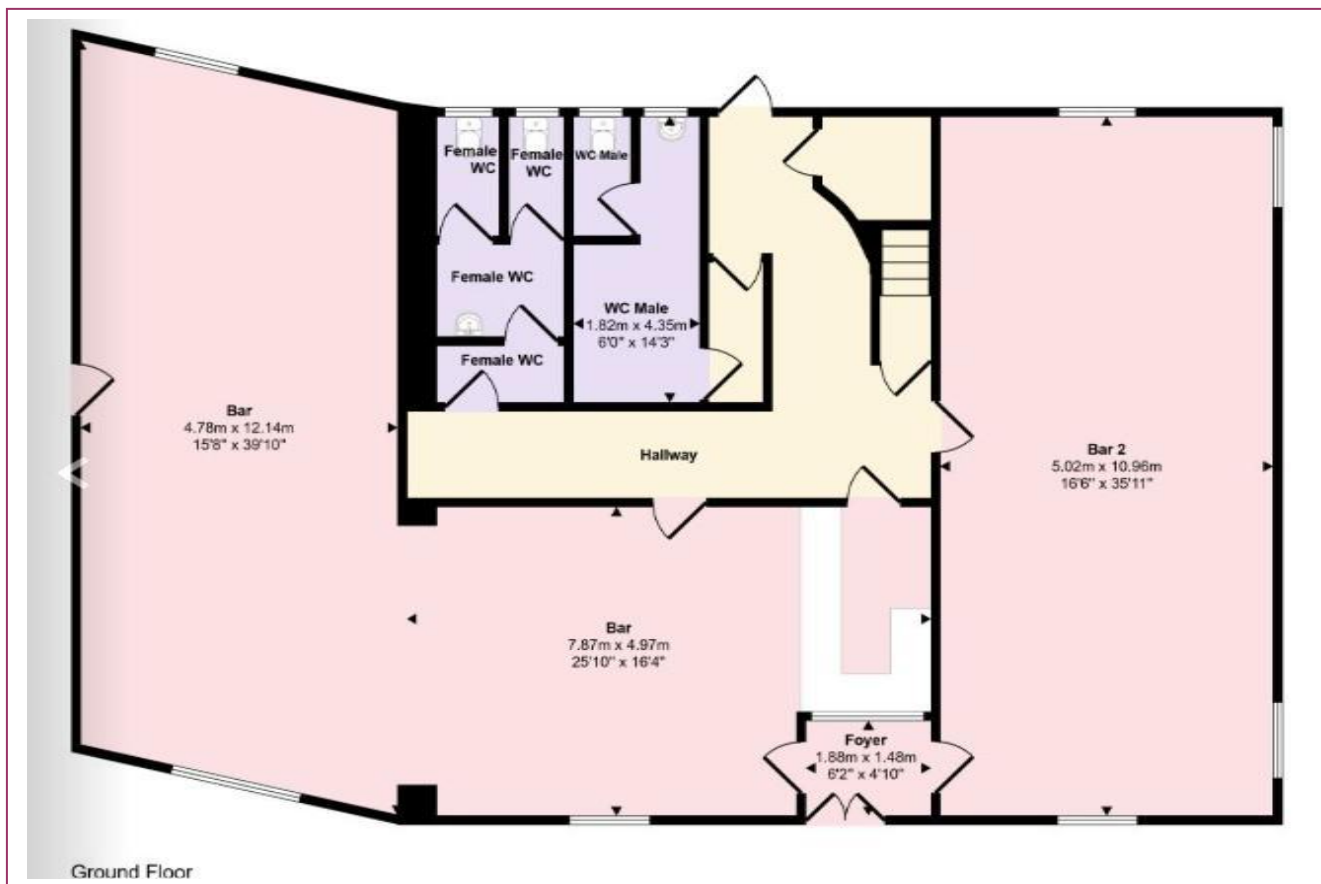
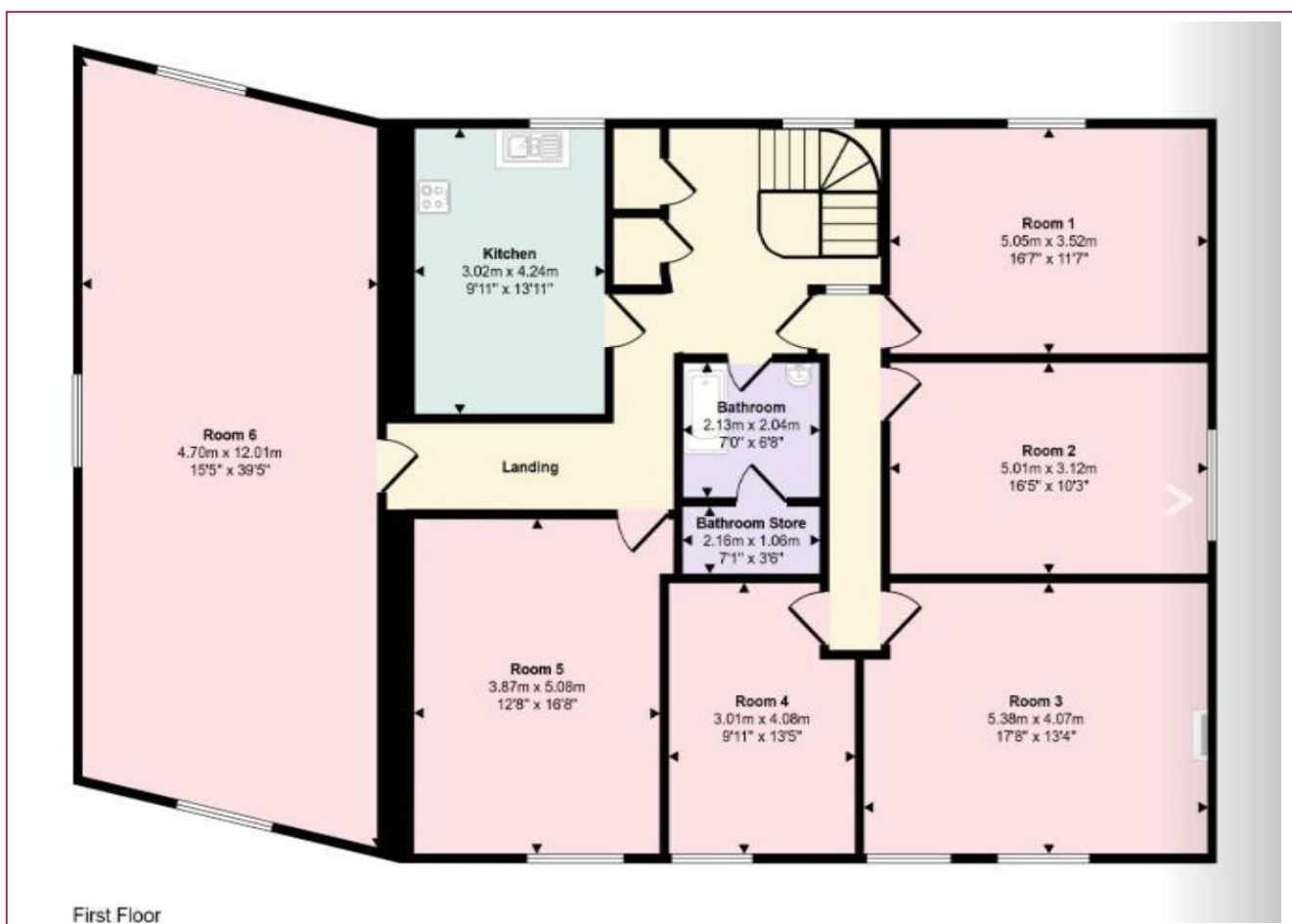
ASKING PRICE; £75,000.

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers / ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property is of freehold tenure and has the benefit of all mains services although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser or via the acting solicitors. The rear garage and coach house have not been surveyed / inspected, due to restricted access (the seller's family verbally advised that the coach house has been let and used for storage by a local business person, via the terms of an informal tenancy – full details to be confirmed / verified).

COMMERCIAL MORTGAGE / BUSINESS LOAN; Available subject to status, please ask for an appointment with our independent financial advisor.







BRIDGEND
PEN - Y - BONT AR OGWR

