

Payton  
Jewell  
Caines



The old post office St. Brides Major,  
ewenny road , Bridgend, Bridgend County.  
CF32 0SB

£450,000

 PAYTON  
JEWELL  
CAINES

# The old post office St. Brides Major, ewenny road , Bridgend, Bridgend County. CF32 0SB

MIXED USE - comprising two commercial ground floor units (one tenanted), a three bedroom first floor apartment (former AirBnB) with gardens to the side and a plot which has planning consent for a three bedroom detached house with parking.

**£450,000 - Freehold**

- Mixed use building plus plot
- Two ground floor retail units- 1 income producing
- Three double bedroom first floor apartment
- Generous in size/ No onward chain/ EPC - D
- Good sized outdoor patio and garden space
- Vale of Glamorgan village location/ potential Air BnB
- Commercial EPC - C available upon request



## DESCRIPTION

MIXED USE - comprising two commercial ground floor units (one tenanted), a three bedroom first floor apartment (former AirBnB) with gardens to the side and a plot which has planning consent for a three bedroom detached house with parking.

This prominent building within the sought after Vale of Glamorgan Village of St Brides Major provides 2 ground floor commercial units, one is currently let at £500 pcm). The first floor apartment benefits from a self contained entrance, 3 good size bedrooms and a generous garden to the side.

The plot has planning consent for a 3 bedroom detached house and the foundation slab is in situ. The planning application can be viewed on the Vale of Glamorgan planning portal using ref: 2021/00371/FUL

### KEY FEATURES

SOLD AS SEEN - registered in on title

FREEHOLD

Mixed use - commercial / residential and building plot

Potential for further income revenue

Commercial EPC rating C

### UNIT 1

Ground floor. Access via communal double glazed aluminium door into the inner hallway with wall mounted fuse boxes and a glazed timber door leading into the ground floor unit.

### GROUND FLOOR UNIT (28' 3" x 13' 5") or (8.60m x 4.10m)

Single glazed timber frame bay window to the front, emulsioned ceiling with recessed LED spot lights, emulsioned walls, radiator, skirting and part ceramic tiles/part laminate flooring.

### ROOM 2 (15' 9" x 10' 6") or (4.80m x 3.20m)

Suspended wooden floor and access into a WC. Door through to kitchen area.

### W.C.

### KITCHEN (12' 0" x 13' 1") or (3.65m x 4.00m)

Fluorescent strip light, radiator, low level kitchen unit with a built in electric cooker, electric hob and over head extractor hood. One and a half basin sink with mixer tap and drainer. Additional circular sink with a mixer tap. Area for table and chairs. Rear lobby with storage and a part frosted glazed PVCu door leading to the front of the property with a PVCu double glazed window to the size of the property.

### UNIT 2 (19' 8" x 20' 0") or (6.0m x 6.10m)

Currently tenanted. Current rent of £500 pcm. Current tenant is Interiors.

### FIRST FLOOR ACCOMMODATION

Separate access to the side of the property with steps leading up to the first floor. Access via PVCu double glazed French doors with side glazed panel and internal automatic roller shutter door into the open plan lounge/diner.



## LOUNGE/DINER (13' 1" x 26' 3") or (4.00m x 8.00m)

Double glazed Velux skylight, two light fittings with wall mounted wall lights, exposed beams to the ceiling, radiator with radiator cover, feature recessed multi fuel burner with stone hearth and timber feature mantel, emulsioned walls, skirting and a wooden floor. One feature wood panelled wall. PVCu double glazed window overlooking the rear with a fitted Venetian blind and open square arch way through into the kitchen.

## KITCHEN (10' 8" x 10' 10") or (3.25m x 3.30m)

Overlooking the rear via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling, fluorescent strip light, double glazed Velux window, exposed timber, emulsioned walls, wall mounted gas fired boiler (installed in 2025), ceramic tiled flooring. A range of low level and wall mounted kitchen units in painted grey with a complementary roll top work surface. Inset sink with mixer tap and drainer. Integrated electric oven with electric hob and overhead extractor hood. Plumbing for dishwasher. Space for fridge/freezer.

## BEDROOM (9' 10" x 14' 9") or (3.00m x 4.50m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with exposed timbers to the ceiling, artexed walls, radiator, skirting and timber floorboards. Roller shutter door leading into dressing area.

## DRESSING AREA (8' 6" x 7' 10") or (2.60m x 2.40m)

PVCu double glazed window to the front with a fitted Venetian blind and finished with exposed timber ceiling, emulsioned walls, skirting and timber floorboards. Large recess with a roller shutter door.

## SHOWER ROOM

PVCu frosted glazed window overlooking the side, exposed timber ceiling with recessed LED spot lights, heated chrome towel rail, full height ceramic tiles to the wall and to the floor. Four piece suite comprising WC, modern circular counter top wash hand basin with chrome mixer tap, bidet and walk in shower cubicle with curved glazed doors housing a plumbed shower with hand attachment, side water jets and a rainwater head.

## FAMILY BATHROOM

Full height ceramic tiles to the wall and to the floor, wall mounted heated chrome towel rail . Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath with over bath shower.

## BEDROOM (17' 1" x 8' 6") or (5.20m x 2.60m)

Access out to the decking via a PVCu double glazed door. Emulsioned ceiling and walls with one feature stone wall, radiator, skirting and fitted carpet.

## BEDROOM (11' 4" x 10' 2") or (3.45m x 3.10m)

Access to the decking area via PVCu double glazed door and finished with emulsioned ceiling and walls, radiator, skirting and fitted carpet. Access to the ground floor commercial units (currently blocked off).

## OUTSIDE

Enclosed raised decking area with wrought iron railing, Area of patio with a hot tub in situ(not tested). Area of lawn and further raised patio and closed board fence. Large timber storage shed.




## PLOT

Foundations already prepared for a 3 bedroom detached house with parking.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)