Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

The Struet
Brecon
Powys

Guide Price £99,000











- *ONLINE AUCTION**
- Grade II Listed Property
- Ground-Floor Commercial Property with Flat Above
- Self-Contained Two Bedroom Flat

Ref: PRG11066

Viewing Instructions: Strictly By Appointment Only

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General Description

AUCTION Bidding opens Monday 9th November at 12pm and closes Wednesday 11th November at 12pm. A Grade II Listed mixed-use property comprising of a ground-floor commercial shop with a spacious two-bedroom flat above.

Accommodation

Ground Floor

Accommodation

Shop Front (19' 9" x 14' 3") or (6.01m x 4.35m)

Kitchen (12' 8" x 12' 4") or (3.87m x 3.77m)

W.C. (6' 6" x 4' 11") or (1.99m x 1.49m)

First Floor

Reception Room. (19' 10" x 13' 8") or (6.04m x 4.17m)

Kitchen (9' 5" x 8' 11") or (2.88m x 2.73m)

Bathroom (7' 1" x 6' 8") or (2.17m x 2.04m)

W.C.

Second Floor.

Bedroom 1 (21' 0" x 10' 0") or (6.39m x 3.05m)

Bedroom 2 (17' 6" x 13' 10") or (5.34m x 4.22m)

Third Floor.

Loft Room (18' 1" x 8' 4") or (5.51m x 2.53m)

Loft Space (19' 4" x 8' 5") or (5.89m x 2.57m)

Outside

Passageway to rear entrance

Services

Mains Electricity, Gas, Water and Water.

Gas Central Heating.

EPC Rating (Residential): D (63/78)
EPC Rating (Commercial): C (58)

Council Tax Band: E - Powys County Council

Tenure: Freehold

Broadband Availability: Check with your provider.
Mobile Signal: Deemed okay, check with your provider.

Agents Note

There is an element of flying freehold with the neighbouring property (19 The Struet).

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified













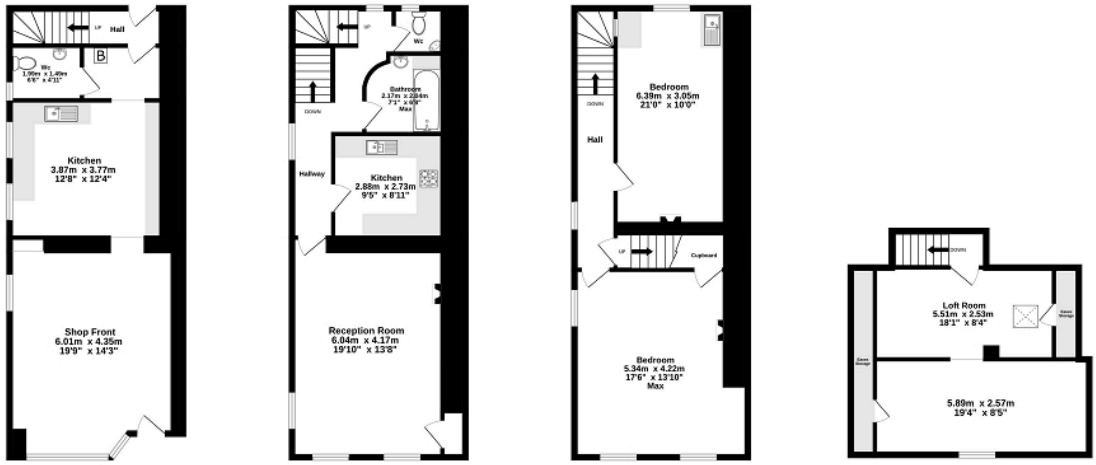







Fire exit





TOTAL FLOOR AREA : 189.8 sq.m. (2043 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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