



KEY FEATURES

- Semi-Detached Commercial Property
- Approximately 104 Sq. M. Overall
- Former Residential Property
- Potential For Residential Conversion STP
- Comprehensive Refurbishment Required
- Adjoining Property Available Separately
- Vendor Open To A Combined Sale

Description

A substantial semi-detached commercial property offering an exciting refurbishment and redevelopment opportunity in Ynysmeudwy, near Pontardawe.

Known as The Greenbank Cottage, the property adjoins Whispering Woods with both properties on a separate legal titles.

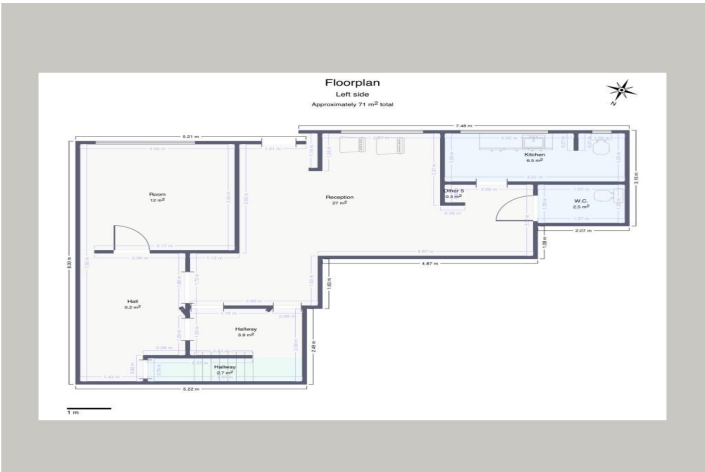
The property is currently commercial but was previously residential. The present owner had explored converting the accommodation into apartments, and the building now offers a largely blank canvas for a purchaser looking to complete a substantial renovation and reconfiguration programme.

The accommodation extends to approximately 104 sq. m. overall, comprising approximately 56 sq. m. on one level and a further 48 sq. m. on the adjoining level.

Internally, the property provides several substantial open rooms, circulation areas and an existing staircase connecting the accommodation. Portions of the building have already been stripped back or altered, while other areas retain basic commercial finishes.

The building's previous residential use and flexible layout may provide potential for reinstatement as a dwelling, conversion into apartments or alternative commercial use. All proposals would be subject to planning permission, building regulation approval and any other required statutory consents.

The adjoining semi-detached property, Whispering Woods, is also available separately under its own title. The vendor may consider a combined transaction for both properties, presenting a larger and potentially more versatile development opportunity.



Location

Ynysmeudwy is located close to Pontardawe in the Swansea Valley, with access to a variety of shops, services and everyday amenities.

Pontardawe provides supermarkets, schools, leisure facilities and road connections towards Swansea, Neath and surrounding communities.

The property's flexible layout and position alongside a separately available adjoining property may be particularly attractive to developers and investors seeking either an individual project or a larger combined opportunity.

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A	225 A	
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		