

**CF48-1BA**

**FOR SALE**

- Clubhouse premises
- Easy access to A470
- Generous car parking

# Merthyr RFC

## Club House



Quoting price -  
£250,000

## Dynevor Street

Merthyr Tydfil • Mid-Glamorgan

Gross Internal Area of 740 sq m (7,965 sq ft) with additional 60 sq m (646 sq ft) rear store

# Merthyr RFC Club House

## Location

The property is situated in a prominent position on Dynevor Street, Merthyr Tydfil. The immediate area is home to a mixture of residential, commercial and municipal uses. Adjacent properties of note include Merthyr Tydfil College and Fire Station.

It is located approximately 23 miles north of Cardiff and benefits from road access via the A470 and A465 Heads of the Valleys road.

## Description

The property comprises a detached, two storey purpose built Clubhouse providing accommodation on ground and one upper floor.

Each floor is split into two wings, off a central core that houses the WC's. A passenger lift is accommodated in the main reception lobby and serves both floors.

Externally, there is a large surfaced yard area currently utilised as car parking.

The site area is approximately 0.718 acres.



■ REAR CAR PARK



■ LOUNGE

## Specification

- Suspended ceilings
- Recessed lighting
- Flooring throughout
- Heating/cooling system
- Kitchen facilities
- Male, female and disabled WC's

## Use

The property is currently occupied under 'Social Club' use. Any interested parties would need to apply for a change of use via the planning department of the Local Authority.



■ SEATING AREA



■ BAR





■ ENTERTAINMENT / STAGE



■ SEATING AREA

## Planning

The property is currently occupied under 'Social Club' use. Any interested parties should satisfy themselves with regards to planning via the Local Authority.

## Tenure

The property is available for sale via long leasehold from 23rd February 1981 for a term of 90 years.

## Quoting Price

£250,000.

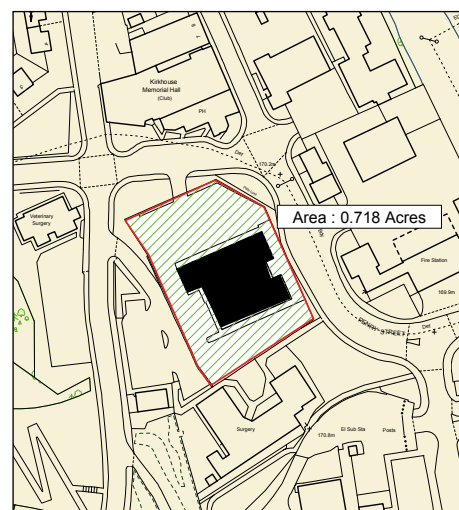
## EPC

The property has an EPC Rating of C57.

This is how energy efficient the building is



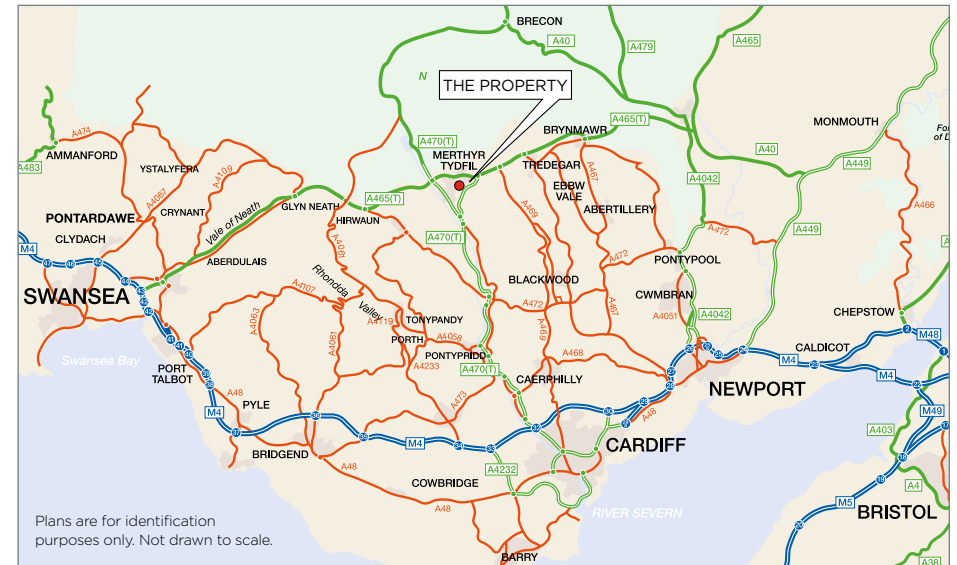
## ■ SITE MAP



Plans are for identification purposes only.  
Not drawn to scale



## ■ LOCATION PLAN



■ BAR

## Viewings

For more information, please contact the joint agents Knight Frank or Brinsons:



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**Dynevor Street • Merthyr Tydfil • Mid-Glamorgan**