



**Canon Street, Aberdare**

**FOR SALE**  
**£165,000**



- **GROUND FLOOR COMMERCIAL UNIT**
- **3 RESIDENTIAL FLATS ABOVE**
- **VACANT POSSESSION**





## **Property Description**

T Samuel Estate Agents bring this excellent investors opportunity!!  
GROUND FLOOR COMMERCIAL - 3 FLATS ABOVE

🏠 Investment Opportunity – Mixed Use Property in Prime High Street Location

An excellent opportunity to acquire a substantial mixed use property situated in a busy and well-established high street location. This versatile building comprises a ground floor commercial unit with flexible A3/A4/A5 usage, along with three residential flats above.

Key Features:

Prominent high street position with strong footfall  
Ground floor commercial premises (restaurant / café / takeaway / bar use)  
Three residential flats offering additional rental income  
Full property with strong yield potential  
Scope for value uplift through modernisation and refurbishment

💰 Grant Funding & Incentives Available (Rhondda Cynon Taf):  
The property may benefit from a range of grants and funding schemes (subject to eligibility), including:

Commercial Improvement Grant – up to 50% funding (max £50,000) for shopfronts, external works, and energy efficiency improvements  
Large Scale Property Improvement Grant – up to £250,000 (50% of costs) for redevelopment of vacant or underutilised space, including creating or upgrading residential units  
Empty Homes Grant Scheme – up to £25,000 towards bringing vacant residential units back into use  
Access to additional schemes such as energy efficiency grants and improvement loans to enhance long-term value and reduce running costs

(All grants subject to application, criteria, and availability)

Investment Potential:

This property presents a fantastic opportunity for investors looking to add value. With refurbishment and potential grant support, there is significant scope to enhance

rental income and capital growth.


**Location:**

Ideally positioned within a vibrant commercial town of Aberdare, surrounded by local amenities, transport links, and consistent passing trade.

**Summary:**

A rare chance to secure a mixed-use freehold in a sought-after high street setting, with grant-backed development potential, ideal for investors, developers, or owner occupiers.

Aberdare is a well connected town in the South Wales Valleys, positioned approximately 20 miles (32 km) north west of Cardiff, the Welsh capital.

 **Transport & Connectivity:**

**Rail Links:**

Aberdare sits on the Merthyr Line, providing direct train services to Cardiff Central, typically taking around 1 hour. This makes it attractive for commuters and tenants working in the city.

**Road Access:**

The town benefits from easy access to the A470, one of South Wales' main arterial routes, offering a straightforward drive into Cardiff in around 35–45 minutes.

**Regional Connectivity:**

From Cardiff, there are excellent onward connections via the M4 motorway, linking to:

Swansea (west)

Newport and Bristol (east)

Direct rail services to London

 **Strategic Position:**

Aberdare offers a balance of affordability and accessibility, making it increasingly appealing to investors and commuters seeking value outside Cardiff while still benefiting from strong transport links to the capital and the wider UK.

**Summary:**

A well located Valleys town with direct access to Cardiff and the M4 corridor, positioning it as a practical and cost effective base with growing investment appeal.

**Shop / Customer Area**

5.25 m x 4.55 m

---

**Kitchen Area**

9.00 m x 3.20 m

---

**Office / Prep Area**

1.75 m x 1.80 m

---

**Shop WC**

1.70 m x 3.00 m

---

**Food Prep Area**

3.30 m x 5.00 m

With a walk-in refrigerator

---

**Store Room**

4.35 m x 3.00 m

3

---

**Basement**

---

**Studio Flat**

3.40 m x 5.00 m

---

**Studio Flat bathroom**

1.50 m x 2.00 m

---

**Flat 1 Kitchen**

3.60 m x 2.80 m

---



**Flat 1 - Bathroom**

2.70 m x 1.50 m

---

**Flat 1 - Living Room**

4.80 m x 3.70 m

---

**Flat 1 Bedroom**

3.70 m x 2.80 m

---



**Flat 2 - Kitchen**

3.60 m x 2.70 m

---

**Flat 2 - Bathroom**

2.70 m x 1.60 m

---

**Flat 2 - Living Room**

4.90 m x 3.40 m

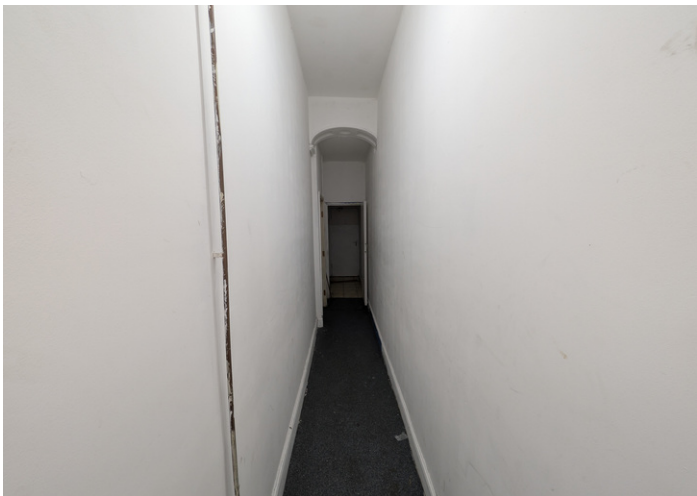
---

**Flat 2 - Bedroom**

4.80 m x 3.10 m











# EPC

## FLOORPLAN



### **Misdescriptions Act 1991**

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### **Data Protection Act 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.