



26, Beaufort Street, Brynmawr

£225,000 Freehold

Mixed Use Property • Shop/showroom, kitchenette, utility, wc, store room/reception & utility cupboard to ground floor • 2/3 double bedrooms, lounge, kitchen/dining/living room, bathroom, shower room to upper floors • Garden & off road parking.



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****Mixed Use Property**** A mid-terrace property situated on Brynmawr high street, having commercial use to the ground floor and residential to the upper floors. The ground floor the commercial element of the property comprises a shop/showroom area to the front (previously a hair salon), enclosed courtyard accessible via French doors, cloakroom/W.C, utility cupboard, kitchenette, store room/reception, further utility cupboard, rear entrance door and staircase leading off to the first floor. The residential element of the property is arranged over the upper three floors and has been refurbished by the current owners to a high standard & finish and tastefully decorated & accessorised throughout. To the first floor is a landing, modern bathroom, open plan kitchen/dining/living room and staircase off. To the second floor is a landing, modern shower room, lounge/third bedroom and staircase off. To the third floor are two double bedrooms and access to a partially boarded loft with pull down ladder, power & light. Benefits include a gas central heating, double glazing, enclosed composite decked rear garden, brick outbuilding, off road parking and a free car park to the rear providing additional parking.



The town of Brynmawr has a range of shops, schools and the oldest cinema in Wales. The Lakeside Retail Park is located on the outskirts of town offering further shops, a supermarket, takeaways and restaurant. There are good road links to all major towns and a passenger rail link to Cardiff from nearby Ebbw Vale.

Council Tax Band: A

EPC Rating : C CEPC Rating : C

Tenure: Freehold





