



Broad Street, Blaenavon



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Description

We are pleased to offer for sale this spacious retail property, centrally located in the centre of Blaenavon. The property is also being sold with 3 self contained two bedroom flats with tenants in situ. Excellent investment opportunity. **Shop** Enter through a wooden door with glass panels either side into: **Shop Front Room 26'08 x 26'03 (widest)** Ceramic tiled flooring, large glass fronted windows, ample plug sockets, 4 wall mounted radiators and ceramic steps up to: **Kitchen 16'01 x 8'01** Ceramic tiled flooring, floor and wall units, stainless steel sink with chrome taps, wall mounted radiator, combi boiler and door to small secure court yard. **Cloakroom 8'01 x 3'08** Ceramic tiled flooring, white W/C, white pedestal wash hand basin and wall mounted radiator. **Exterior** Small enclosed court yard. **Flat 1** Enter through a wooden door into: **Hallway** Carpeted flooring and wall mounted radiator. **Shower Room 5'08 x 5'03** Laminate flooring, white pedestal wash hand basin with chrome taps, shower cubicle with electric shower, W/C and wall mounted radiator. **Living Room/Kitchen 17'06 x 10'04** Carpeted flooring, wall mounted radiator, window to the front of the property, the kitchen has ceramic tiled flooring, floor and wall units, work surface, integrated cooker and hob, stainless steel extractor hood and stainless steel sink/drainers with taps. **Bedroom 2 13'07 x 6'08** Carpeted flooring, wall mounted radiator and window to the side of the property. **Bedroom 1 15'06 x 5'04** Carpeted flooring, wall mounted radiator and window to the rear of the property. **Flat 2** Enter through wooden door into a: **Foyer 10'04 x 6'06** Wooden laminate flooring and separate doors into flats. **Hallway 22'03 x 3'06 (approximately)** Carpeted flooring, 2 wall mounted radiators and doors to: **Bathroom 7'01 x 5'06** Tiled flooring, white bathroom suite comprising of, bath with chrome taps with shower attachment, W/C, pedestal wash hand basin with chrome taps and wall mounted radiator. **Bedroom 2 7'01 x 8'09** Carpeted flooring, wall mounted radiator and window to side of the property. **Bedroom 1 7'01 x 10'07** Carpeted flooring, wall mounted radiator and window to side of the property. **Living Room/Kitchen 17'10 x 10'04** Carpeted flooring, wall mounted radiator, window to the front of the property, the kitchen has ceramic tiled flooring, floor and wall units, work surface, integrated cooker and hob, stainless steel extractor hood, stainless steel sink/drainers with taps and window to the side of the property. **Exterior** Communal patio area. **Flat 3** Enter through wooden door into a: **Foyer 10'04 x 6'06** Wooden laminate flooring and separate doors into flats. **Hallway (13'01 x 3'01) (12'01 x 13'05) (8'03 x 3'11)** Spacious hallway with carpeted flooring, 2 wall mounted radiators and window to rear of the property. **Living Room 21'05 x 14'04** Wooden flooring, 2 wall mounted radiators and window to the front of the property. **Kitchen 6'08 x 7'04** Ceramic tiled flooring, floor and wall units, work



surface, integrated cooker and hob. **Bathroom 7'00 x 5'03** Tiled flooring, white bathroom suite comprising of, bath with chrome taps with shower attachment, W/C, pedestal wash hand basin with chrome taps and wall mounted radiator. **Bedroom 2 8'03 x 10'11** Carpeted flooring, built in wardrobe, wall mounted radiator and window to rear of the property. **Bedroom 1 12'01 x 11'07** Carpeted flooring, built in wardrobe, wall mounted radiator and window to the front of the property. **Exterior** Communal patio area. **LOCATION** Blaenavon - once famous for its iron and coal industries has recently received a considerable amount of investment to improve the environment and infrastructure. Since becoming a World Heritage Town in 2000, Blaenavon has become a popular location for its historical importance and for the property market. Blaenavon now boasts 33 square kilometres of outstanding natural beauty, tourist attractions such as Big Pit and Blaenavon Ironworks, which was built in the late 1700's and the town centre with its independent Victorian style shops. With the formation of the Ironworks the town developed from a bleak mountain settlement with a few farms to a bustling town of 13,000 in its peak. Blaenavon has excellent links to the M4 and beyond, Ebbw Vale train station is just 10 minutes away, which takes you direct to Cardiff. Blaenavon is well positioned at the edge of the Brecon Beacons National Park, with the larger towns of Abergavenny, Pontypool and Ebbw Vale within a 10 minute drive. Please note: All room sizes are approximate. Electricity installations, central heating and plumbing and drainage installations are noted in particulars on the basis of a visual inspection only. They have not been tested and no warranty is given on installation or any element of structure or fabric of the property.



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Address : Broad St, Blaenavon, Pontypool, Torfaen NP4 9NE, UK

Post code : NP4 9NE

Number of Bedrooms : 6

Property Type : Commercial

Asking Price : 170,000

Agent Details:

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