



**Commercial Street  
Gilfach  
Bargoed  
Caerphilly  
CF81 8JG**

**Offers In Excess Of £158,000**

**bettermove**

# Commercial Street Bargoed

Bettermove are proud to welcome to the market this unique listing, consisting of an end of terraced property converted into 3 self contained flats. 2 of which are 1 bedrooms and a 2 bedroom flat. This listing also comes with a 2 bedroom detached cottage to the rear.

2 of the flats currently tenanted and rental yields can be obtained through Bettermove. 1 of the flats and the cottage are vacant.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is A.

The flats are all leasehold on separate title deeds.

Located in the popular town of Bargoed, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A469, Gilfach Fargod train station and local bus routes.

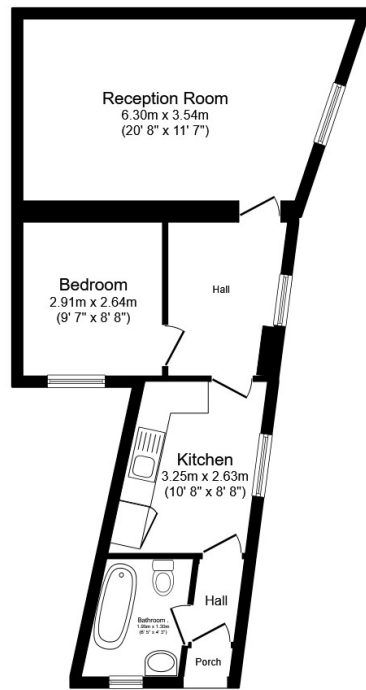
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

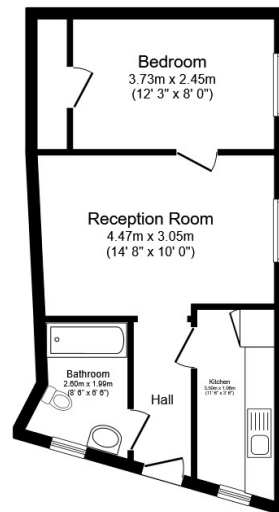
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Floor Plan**



**Floor Plan**

Total floor area 87.8 m<sup>2</sup> (945 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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