



**Commercial Street
New Tredegar
Caerphilly
NP24**

Offers In Excess Of £105,000

bettermove

Commercial Street New Tredegar

Bettermove are proud to present this 2 bedroom terraced house in New Tredegar, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

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

The council tax band is A.

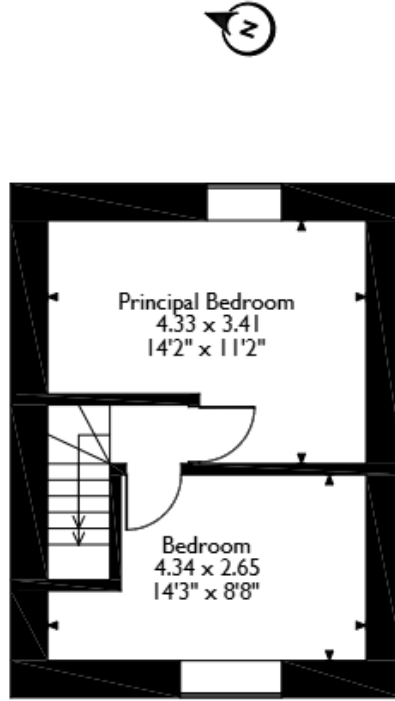
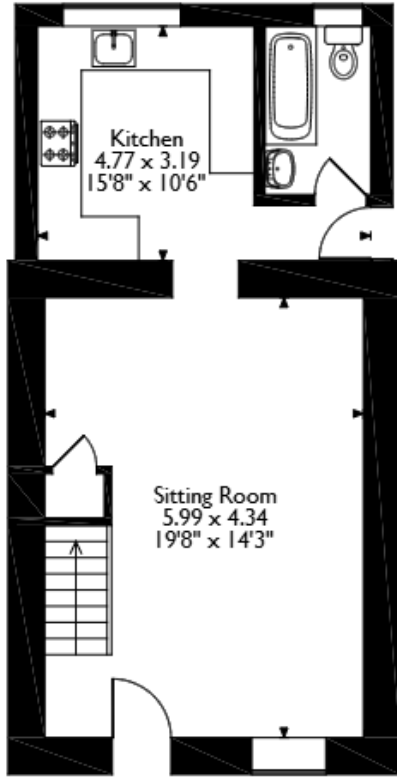
The interior of this well presented property comprises a spacious living room, fitted kitchen, and family bathroom on the ground floor. The first floor consists of two double bedrooms.

Located in the popular town of New Tredegar, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Tir-phil train station, a variety of local bus routes, and quick access to the A470, leading to the M4.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Commercial Street, New Tredegar
 Approximate Gross Internal Area
 69 Sq M/743 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk