



58 Bethcar Street, Ebbw Vale, NP23 6HG

Offers in the Region of - £180,000 Freehold

Mixed Use Premises in Central Position • Commercial Ground Floors with Shop Front • Residential Upper Floors with Four Bedrooms • Off Road Parking for Several Vehicles

**BIDMEAD
COOK**

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A mid-terrace property situated on Ebbw Vale high street, having commercial use to the ground floor and basement, and residential use to the first and second floors. The accommodation to the ground floor comprises an open shop area, warehouse/storeroom (previously a bakery kitchen/preparation room), walk-in industrial freezer, cloakroom/W.C. and staircase leading down to a basement with two additional rooms. To the first floor is a gallery landing, lounge/dining room, kitchen/diner, study, shower room and staircase leading up to a further landing having four bedrooms (three being doubles), bathroom and a staircase leading up to the loft space. Benefits include a gas central heating system, double glazing and off road parking for up to three vehicles.

Agents note: The main photograph shows the rear of the property.



Council Tax band: A

Tenure: Freehold

Energy Efficiency Rating: E

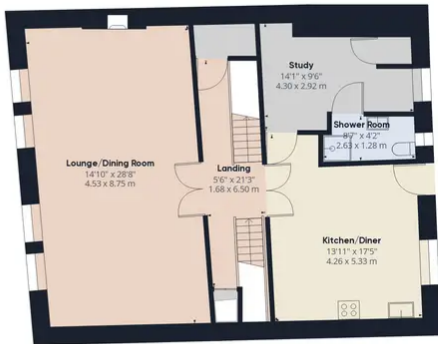




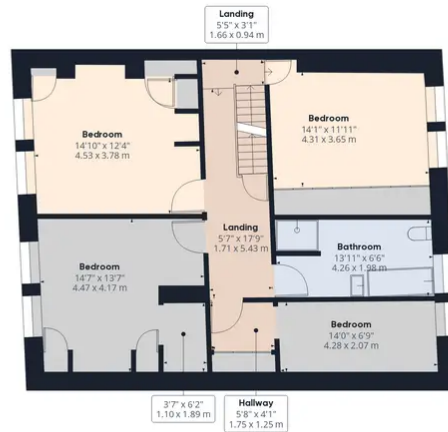
Floor -1



Ground Floor



Floor 1



Floor 2



Approximate total area^①
 3633.02 ft²
 337.52 m²

Reduced headroom
 8.26 ft²
 0.77 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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