

- Substantial stone built end of terrace property
- Comprises former beauty treatment rooms
- 100sq m (1076sq ft) over three levels
- Located within a conservation area in this popular village
- Suitable for complete renovation & reconfiguration
- Potential for a variety of uses including residential conversion (STP)
- Garden and yard area to the rear with space to extend
- Excellent potential offered

#### Ground Floor

Sales area 33.57sq m

Under stairs store 2.10sq m

Rear room 11.00sq m

Front room 6.24sq m

Second staircase

Rear room 5.09sq m

Shower room/WC 7.08sq m

#### Second Floor

Front room 9.68sq m

Rear room 11.32sq m

#### Outside

Reference should be made to the title plan into the rear area of land included in the sale. There is a yard area immediately to the rear of the property which has provided covered accommodation in the past and offers possible room to extend. There is pedestrian access to a

rear garden area and former store places.

...to make their own enquiries in respect of possible uses for the property.

#### EPC Rating

A full copy of the EPC will be available to view via our website

#### VIEWING

By appointment with Jake Bond  
jake@markjenkinson.co.uk

#### SOLICITORS

Lewis and Lines, Commercial Chambers High Street, Abertillery NP13 1YB

