



## 124 High Street, Merthyr Tydfil, CF47 8BL

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1 Bath • EPC C

**£149,950**

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*Discover this competitively priced Commercial property in the heart of Merthyr Tydfil for just £149,950! Featuring TWO SPACIOUS BEDROOMS and fantastic transport links, you'll love the STRONG RENTAL DEMAND and SUPERFAST BROADBAND. Don't miss this opportunity!*

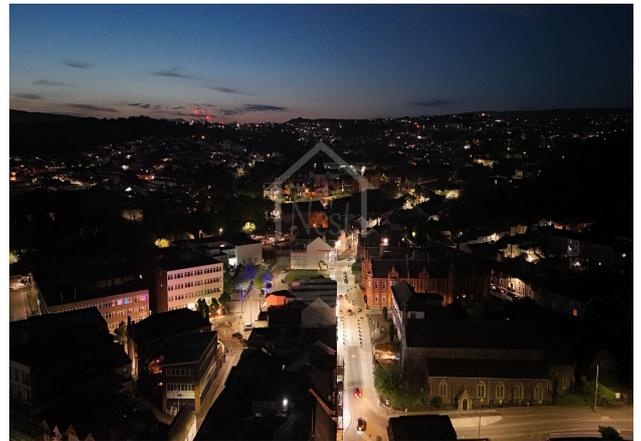
# STEP INSIDE

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Presenting an exciting investment opportunity in the vibrant town of Merthyr Tydfil, this two-bedroom commercial property is listed at an attractive price of £149,950. The spacious layout is ideal for a variety of business ventures or as a rental property, where you can capitalize on the strong rental demand in the area. With the potential for modernisation, you can easily transform the space to suit your vision.

Located centrally, this property benefits from excellent transport links and proximity to local amenities, including shops, schools, and parks. Merthyr Tydfil is known for its community spirit and has a rich history, making it a desirable location for both residents and businesses alike. Superfast broadband access ensures that you won't miss a beat when it comes to connectivity, an essential factor for today's entrepreneurs.

Whether you're looking to establish a new business or expand your property portfolio, this property presents an enticing opportunity. With its potential for modernisation and a growing local market, seize the chance to make your mark in this thriving community. Contact us today for further details!







## Property Details

Property Type:	<b>Commercial</b>	Bathrooms:	<b>1</b>
Floor Area:	<b>47 sq ft</b>	EPC Rating:	<b>C</b>
Tenure:	<b>Freehold</b>		

## Energy Performance

Current Rating

**C**

Potential Rating

**B**

## Key Features

- Two Spacious Bedrooms
- Excellent Transport Links
- Superfast Broadband Access
- EPC Rating C
- Central Location
- Strong Rental Demand
- Potential for Modernisation



# Your Buying Journey

We guide you through every step of the process

1

## Arrange a Viewing

Book a viewing at your convenience. We offer in-person and virtual options.

2

## Make an Offer

Found your perfect property? Submit your offer and we'll negotiate on your behalf.

3

## Offer Accepted

We'll guide you through next steps and introduce you to trusted solicitors.

4

## Conveyancing

Your solicitor handles searches and contracts. We keep you updated throughout.

5

## Survey & Mortgage

Arrange your mortgage and survey. We can recommend local professionals.

6

## Exchange & Complete

Exchange contracts, set completion date, and collect your keys!

Ready to take the next step?

# ARRANGE A VIEWING

Contact our team to book your private viewing:

**Tel: 07304 006532**

**Email: [admin@nest-homes.co.uk](mailto:admin@nest-homes.co.uk)**



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.