FOR SALE

Offers In The Region Of £135,000 Freehold



34 Duffryn Terrace, Elliots Town, New Tredegar, Caerphilly. NP24 6DQ

- Mixed Use building
- Four Bedrooms
- Unspoilt Views
- Room to update
- Can Add Value
- Many Exit Plans
- Great Family home or Business
- Great Transport Links
- Village Location
- Close to Schools
- Amazing Walking Routes
- Edge of natural Beauty
- Large Rear Garden
- Garage and communal parking

mr homes

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PROPERTY DESCRIPTION

Discover a charming 4-bedroom terraced house in the heart of Elliots Town, perfectly positioned to offer both comfortable living and exciting opportunities. This spacious mixed-use property features a generous rear garden, a garage, and communal parking, making it ideal for families or those seeking to combine home life with business ventures. Boasting stunning unspoilt views across the surrounding countryside and a peaceful village setting, this versatile home offers ample room to update and personalise, with numerous exit plans and excellent potential to add value.

Set on the edge of an area of natural beauty, Elliots Town is a sought-after village location renowned for its tranquil atmosphere and outstanding walking routes that will delight outdoor enthusiasts. The property enjoys fantastic transport links, with easy access to local towns and cities, plus it is conveniently close to well-regarded schools, providing an excellent environment for family life. Whether you are looking for a quiet retreat or a vibrant community, Elliots Town perfectly balances rural charm and everyday convenience.

Upon entering the property, you are welcomed into a spacious reception room that can serve multiple purposes, whether for relaxing with family or running a small business from home. The room's generous proportions and natural light create a warm and inviting atmosphere. The kitchen and bathroom offer a practical layout, ready for modernisation according to your tastes, ensuring the home can be tailored to suit your lifestyle.

The four well-proportioned bedrooms provide flexible accommodation to suit growing families or those needing dedicated workspaces. Each room benefits from the property's peaceful setting, with windows framed by unspoilt views and an abundance of natural light. The large rear garden extends the living space outdoors, offering a wonderful spot for children to play, gardening enthusiasts to explore, or simply to unwind in privacy while enjoying the scenic surroundings.

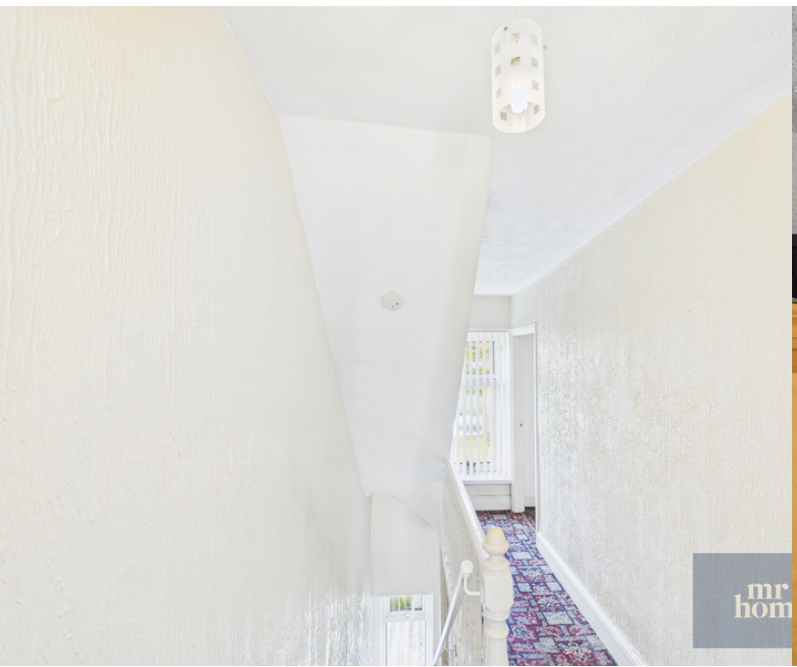
Add to this the advantage of a garage and communal parking facilities, and you have a property that easily caters for multiple vehicles, a rarity in village locations. The mixed-use nature of the building means it is perfectly suited for various business ideas or a combination of residential and commercial use, appealing to entrepreneurs and investors alike. The potential to add value through updates and development reinforces the property as a savvy long-term investment.

Whether you're seeking a welcoming family home with plenty of room to grow, a versatile base for running a business, or a unique property in a stunning village setting with excellent amenities close by, this Elliots Town terraced house ticks every box. With beautiful countryside on your doorstep, easy access to transport, and the flexibility to create your own living and working space, this is truly an opportunity not to be missed. Arrange your viewing today to experience all this wonderful property has to offer.





ROOM DESCRIPTIONS





MATERIAL INFORMATION

Council Tax: Band A
Council Tax: Rate £1,333.00
Parking Types: Communal.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.

Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

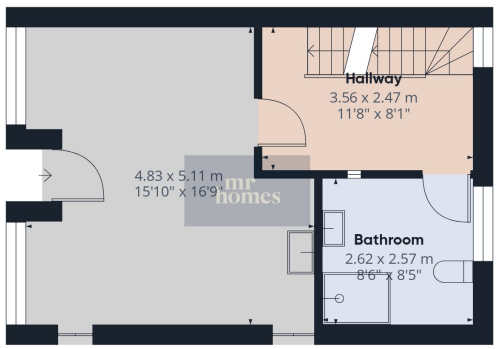




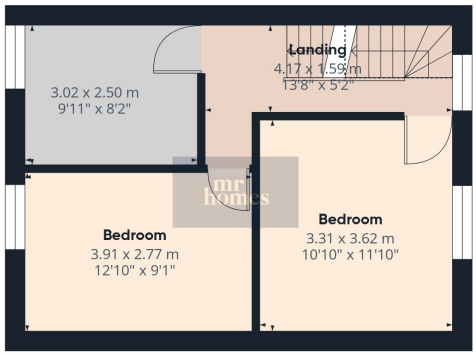
FLOORPLAN



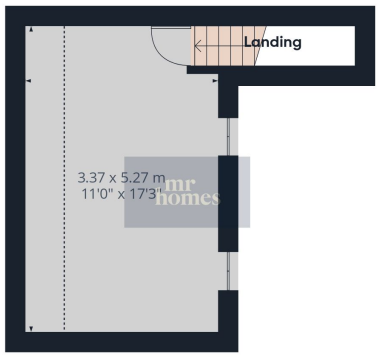
Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area(1)

134.7 m²

1448 ft²

Reduced headroom

4.5 m²

49 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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