



**Church Crescent, Ebbw Vale,
Blaenau Gwent. NP23 6UG**

**FOR SALE
£165,000**



- **2 x 1 BED SELF CONTAINED FLATS**
- **TENANTS ALREADY IN SITU**
- **ATTRACTIVE YIELD**



2



2



2



Property Description

We are thrilled to offer to the market this outstanding investment property situated on Church Crescent in Ebbw Vale – a highly sought-after location with consistently strong demand for rentals.

This freehold house has been expertly converted into two spacious, self-contained one-bedroom flats, both presented in superb condition throughout. Both flats are tenanted, providing immediate rental income and an impressive yield of 9.45%, making it a prime opportunity for landlords looking to expand their portfolio with a high-performing asset.

Properties in this area rarely become available in such turnkey condition, and with the high rental demand in Ebbw Vale, this is a ready-made investment with minimal hassle and strong returns.

Don't miss out – this is a rare chance to acquire a solid, income-generating property in one of the most desirable streets in the area. Enquire today to arrange your viewing.



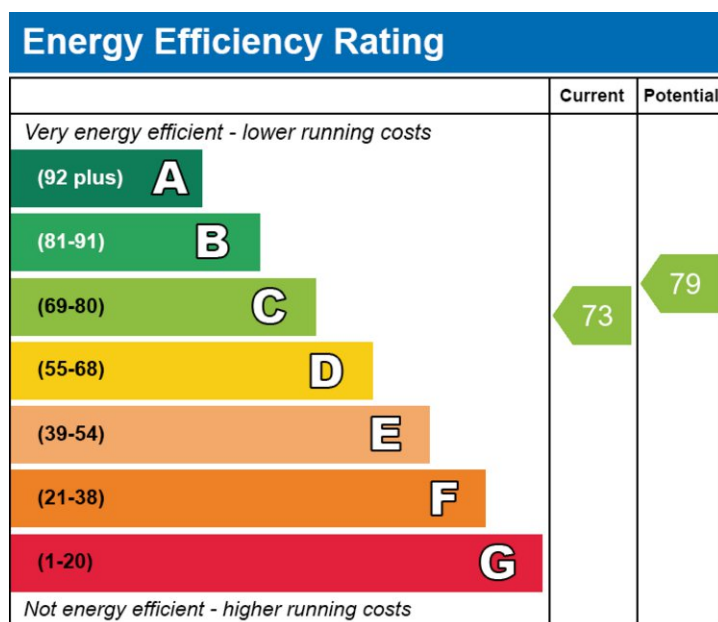








EPC



FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.