



**Canon Street, Aberdare, CF44
7AP. CF44 7AP**

**FOR SALE
£150,000**



- **Great central location**
- **Multiple uses**
- **Development potential**

FORMER BANK



Property Description

T Samuel Estate Agents are proud to market this prime Town Centre Property with Development Potential.

A rare opportunity to acquire a substantial and character-filled former bank situated in a prominent position on Canon Street, right in the heart of Aberdare town centre. This imposing property offers endless potential for a variety of uses (subject to planning), making it an ideal investment for developers, business owners, or those seeking a residential conversion project.

Key Features:

Prime Location: Centrally positioned with high footfall and excellent visibility.

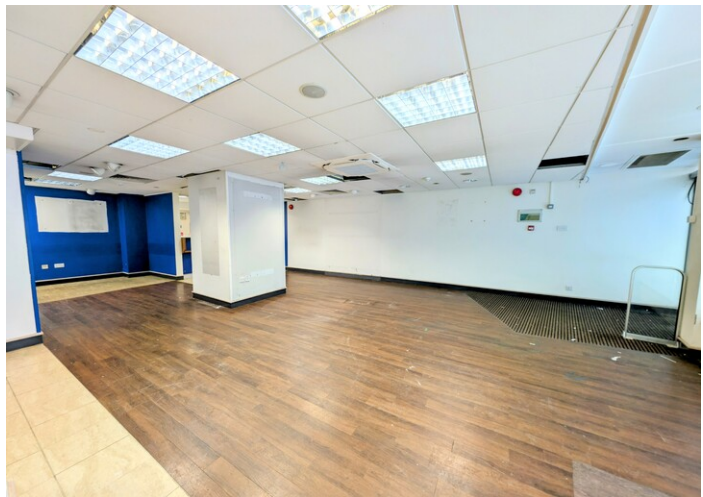
Spacious Interior: Generous floor area spread over multiple levels, offering flexible layout options.

Versatile Use: Suitable for commercial use, retail, office space, or potential residential development (STP).

Location:

Situated in the bustling town centre of Aberdare, 14 Canon Street is in the heart of local shops, restaurants, cafés, and public transport links, including Aberdare Train Station. The town is well connected to Cardiff and surrounding areas, making it an attractive location for commuters and businesses alike.

Don't miss this exceptional opportunity to breathe new life into a historic building in the heart of Aberdare.















EPC

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

87 This is how energy efficient the building is.

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

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