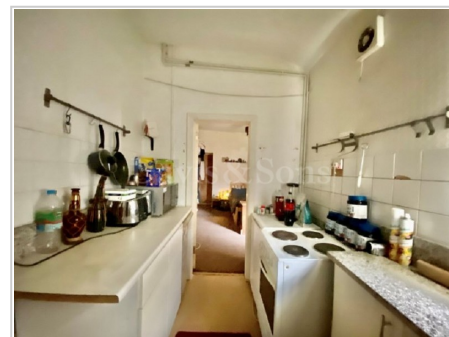


**3 / 3a Commercial Road
 Newport
 Gwent.
 NP20 2PA**

215,000



- Residential EPC 55/78
- Mixed use property
- Ground floor shop
- Residential living accommodation above.
- Rear garden
- Loads of potential
- Council tax band A for residential
- Fantastic investment opportunity



Ref: PRC12647

Viewing Instructions: Strictly By Appointment Only

VAT Registration No. 615966610

Davis & Sons 1747 Ltd
 Trading as Davis & Sons
 Registered Office: 20 Cambrian Road, Newport, NP20 4AB
 Registered in England & Wales No. 3227215

General Description

Fantastic investment opportunity.
Shop unit with separate entrance to living accommodation set over 3 floors. Prominent main road location with excellent road links. The property is located in the heart of Newport.
The property could be potentially converted into residential flats (with planning permission from Newport city council)
Loads of potential viewing advised.

Accommodation

Introduction

Davis and Sons are pleased to offer for sale this substantial period mid terraced building in the heart of Newport city centre with flexible accommodation and separate commercial unit. The property is over 3 stories with a separate entrance to a commercial shop unit, with large shop window frontage and new shop window display area, inner hallway and wc to the rear.
The residential property with large entrance hallway, inner hallway with stairs giving access to the first floor, and door off to the third bedroom, self contained kitchen and shower room area.
To the first floor you have access to a large family bathroom, with separate shower, kitchen / dining area and spacious lounge.
To the second floor you have a further 2 double bedrooms.
The property has been extensively renovated throughout and would make an ideal investment opportunity.
The shop can be accessed from the residential property as well as accessing a good size rear garden.

Viewing is essential.

Commercial shop unit.

New double glazed shop window frontage with double glazed front door with staff area and wc to the rear of the shop. The shop would generate Approx £9,600 per annum in rental income.

Residential accommodation

Via hardwood double glazed front door into:-

Hallway

Wood flooring, inset low voltage lighting, re-plastered ceiling and all walls, door to:-

Inner hallway

Stairs returning to the first floor, door giving access to commercial shop and door to:-

Bedroom (15' 03" x 10' 08") or (4.65m x 3.25m)

Double glazed window to side, central heating radiator. Door to:-

Kitchen (10' 01" x 8' 01") or (3.07m x 2.46m)

Fitted with a range of wall and base units, roll top food preparation work surfaces, sink, drainer and mixer tap. Tiled splash back, space for electric oven, space for fridge and freezer, double glazed window to side. Door to:-

Shower Room

Low level wc, and tiled splash backs, double glazed door giving access to the rear.

First Floor Landing

Double glazed windows to side, central heating radiator, large spacious split level landing, and stairs giving access to the second floor. Door off :-

Bathroom (11' 08" x 11' 02") or (3.56m x 3.40m)

Substantial bathroom. Obscured double glazed windows to side and rear. Fully fitted bathroom suite:- panelled bath, low level wc, bidet, fitted bathroom furniture with vanity unit and storage below. Separate shower cubicle with glass shower screen, mains shower over. Door to airing cupboard housing the wall mounted combination boiler and central heating radiator.

Kitchen / dining room (12' 10" x 10' 11") or (3.91m x 3.33m)

Upvc double glazed window to rear, central heating radiator. The kitchen is fitted with a range of wall and base units, roll top food preparation work surfaces, sink, drainer and mixer tap, plumbing and space for washing machine, integrated fridge / freezer, four ring gas hob, oven with extractor hood over, full tiling to all splash backs. Ample space for dining room table and chairs.

Sitting room (14' 01" x 15' 06") or (4.29m x 4.72m)

Fantastic size room with picture rail, upcv double glazed sash windows to front, fire place, period high ceilings, central heating radiator.

Second floor landing

Double glazed windows to side and rear, split level landing doors off to 2 further bedrooms.

Master Bedroom (13' 02" x 16' 05") or (4.01m x 5.00m)

Generous size bedroom with two double glazed sash windows to front, central heating radiator.

Bedroom 2 (12' 05" x 10' 10") or (3.78m x 3.30m)

Lovely size double bedroom, double glazed window over looking rear garden, central heating radiator.

Rear Garden

Enclosed with walled boundary, low maintenance and requires attention.

Location

The property is situated in the heart of the city centre, a stones throw away from the Royal Gwent Hospital would make a fantastic investment opportunity to become a home of multiple occupancy.

Services

Mains electricity, mains water, mains gas, mains drainage

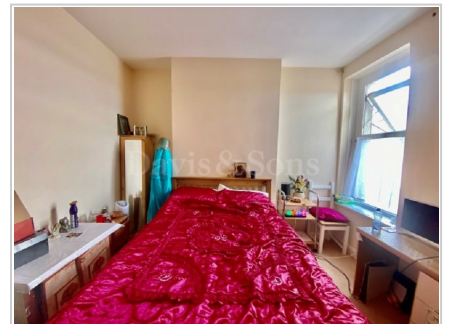
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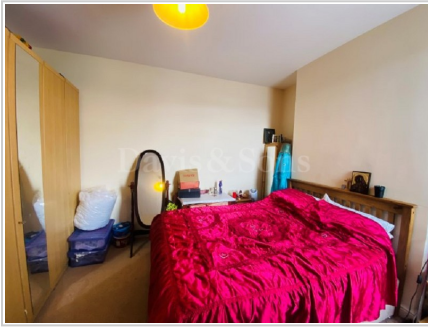
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.