



DAVIS
& SONS

1st in Wales

established 1747

7 Cross Street Newport NP18 1AF



Ref: PRC13044

NO CHAIN. £400,000 Open to offers

Built Approx 1800. Many properties in the village have strong connections to its Roman & medieval past. Fabulous mixed use commercial property. A1/A2 shop with a 3 bedroom maisonette style family home above, also benefiting with a private rear garden. The property is located in the Heart of Caerleon Village with huge potential. We have been advised that the property is NOT grade II listed, but it is in a conservation area so the front facade must remain the same. The property must be viewed to be appreciated.

ESTATE AGENTS • RESIDENTIAL PROPERTY MANAGEMENT • COMMERCIAL AGENTS

Every care has been taken in drawing up these particulars and they are believed to be correct, but their accuracy is not guaranteed and neither do they constitute an offer or contract, nor any part of an offer or contract.

Partners:
Chris Davis MNAEA

20 Cambrian Road, Newport, NP20 4AB
Email: Newport@davisandsons.net

Tel: (01633) 243515 (10 lines)
Website: www.davisandsons.net

Fax: (01633) 220125
Open: Mon – Fri 9am-5:30pm & Sat 9am-4pm

Introduction

We are pleased to offer for sale this Mixed use commercial / residential property with in the heart of Caerleon Village, The property office ground floor commercial space formerly trading as a Florist for many years then moving forward to an Hair Salon, the shop is now currently vacant.

The residential space access via the same front door into an internal hallway with an internal door giving access to the residential via stairs up.

A door off to the lower basement with the original stone staircase leading down to storage room which has been fully tanked and ideal for storage.

To the first floor you have a lovely open spacious landing with access off to all rooms a lovely double glazed velux offering loads of natural light. Stairs to the second floor with access off to all rooms. This residential accommodation is truly unique very light airy and spacious and set over two floors and it has a fantastic veranda and balcony area leading to a substantial garden / entertaining room with a log burner, bar and seating etc which then opens up to a fabulous garden exceptionally private and a real hidden gem. Truly unique in the centre of Caerleon.

Ground Floor

Door to shop and door to maisonette.

Shop

Generous shop area in two parts. Wood laminate flooring throughout, wood panelled and painted walls.

The ground floor measures Approx 1.093 sq ft (101.36 sq meters)

Kitchen (7' 05" x 7' 05") or (2.26m x 2.26m)

Kitchen fitted with wall and base units, roll top work surfaces with stainless steel sink and drainer with taps.

Stock Room (2' 09" x 4' 04") or (0.84m x 1.32m)

Cloakroom/w.c

Wc and wash hand basin. Tiled walls.

Office or Treatment room (10' 03" x 7' 07") or (3.12m x 2.31m)

Office or Treatment room (10' 03" x 6' 03") or (3.12m x 1.91m)

Basement (14' 03" x 8' 05") or (4.34m x 2.57m)

Great space.

First floor maisonette

First Floor Landing

Double glazed velux window, decorative coving, stairs to second floor and doors off to all rooms.

Lounge (18' 05" x 17' 10") or (5.61m x 5.44m)

Light and bright with double glazed patio doors leading to veranda and balcony area. Three large double glazed velux windows, wood flooring throughout, three central heating radiators, electric fire place.

Lovely step up to;-

Kitchen (9' 04" x 12' 05") or (2.84m x 3.78m)

Wood flooring continued, breakfast bar area. The kitchen is fitted with wall and base units, matching roll top food preparation services, sink, drainer and mixer tap. Plumbing for washing machine, electric oven four ring hob and extractor hood over.

Rear Garden

Fabulous garden exceptionally private and a real hidden gem.

Garden cabin (21' 04" x 20' 08") or (6.50m x 6.30m)

Fabulous bonus space. Beams and wood flooring, log burner, great guest area or entertaining.

Cloakroom/w.c

Wc and wash hand basin.

Bathroom

Panelled bath with electric shower over, wc, pedestal wash hand basin, wall mounted extractor fan, central heating radiator, double glazed velux window. door to airing cupboard housing combination boiler.

Bedroom 3 (12' 10" x 13' 02") or (3.91m x 4.01m)

Single glazed with secondary double glazing sash window.

Second floor landing

Access to loft space. Doors off.

Bedroom 1 (13' 09" x 10' 02") or (4.19m x 3.10m)

Fabulous size master bedroom. single glazing with secondary glazing sash window to front. Ample space for bedroom furniture, central heating radiator and storage cupboard.

Bedroom 2 (13' 09" x 10' 02") or (4.19m x 3.10m)

single glazed with secondary double glazed sash window, fitted wardrobe space to one wall with shelving for storage and hanging space.

Area information

Caerleon is a town and community in Newport, Wales. Situated on the River Usk, it lies 5 miles northeast of Newport city centre, and 5.5 miles southeast of Cwmbran. Caerleon is of archaeological importance, being the site of a notable Roman legionary fortress, Isca Augusta, and an Iron Age hillfort. The area welcomes many visitors a year to the area and benefits from local shops and business with The Ffwrwm highly popular with independent shops, art and cafe.

Additional Information

The shop is on a Freehold title and the maisonette is on a Leasehold title.

Tenure

We are advised that the property is Leasehold / Freehold. Although prospective purchasers should verify this with their solicitors.

Viewing

Strictly By Appointment Only. Davis & Sons, 01633 243515



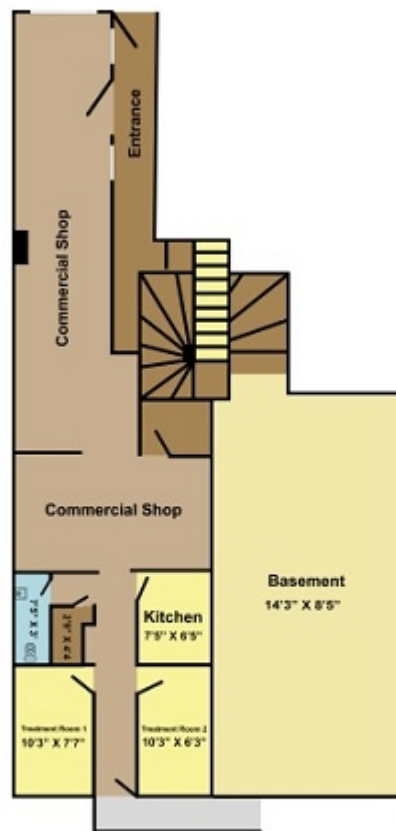






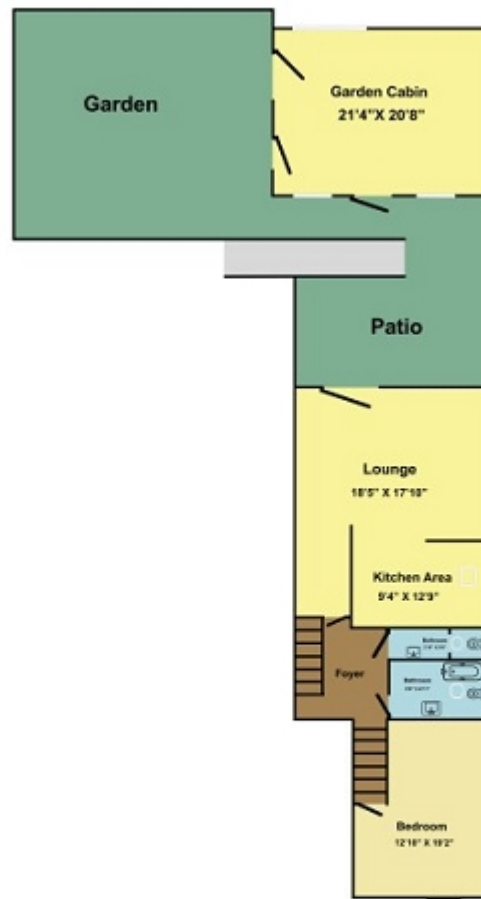


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B	81	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

The floor plan is only for illustrative purpose and is not to scale. Measurements of rooms, door, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.
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1st Floor

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2nd Floor

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Property Floorplan Image

Property Floorplan Image



PLEASE NOTE: 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.