

**30 Tredegar Street  
Risca  
Newport  
NP11 6BU**

**230,000**



- 2 BEDROOM MAISONETTE
- INCLUDES THE SHOP CURRENTLY USED AS AN ART GALLERY
- OPTION FOR A 3RD BEDROOM
- READY TO MOVE IN TO
- REAR GARDEN
- FLEXIBLE GROUND FLOOR LAYOUT
- SEPARATE MAISONETTE AND SHOP ENTRANCE
- RISCA TOWN CENTRE
- NO ONWARD CHAIN



**Ref: PRA11102**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

Davis & Sons are pleased to offer FOR SALE this excellent FREEHOLD 2 bedroom maisonette located in Risca Town Centre with a shop below. The shop has a good size frontage and flexible layout dependant on the business that could occupy it. The shop front faces the main road through Risca which should ensure good foot fall. Fronting onto Tredegar Street, the shop premises is currently trading as a very well presented Art Gallery. The whole property has undergone extensive renovation and is a very well-presented and modern living space. The spacious lounge is comfortable with two bedrooms and the potential for a third. Overall, we cannot recommend this property enough. If you are looking for living accommodation with some space for your business or to offer to a third party to run their business, please call, we'd love to show you around. NO ONWARD CHAIN.

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## Accommodation

### Ground Floor

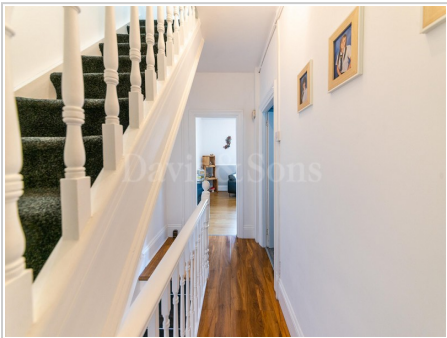
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#### Hallway

Double glazed obscured patterned glass door: stairs to the first floor, tiled floor, radiator, doorway to commercial area.

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### First Floor



#### Landing

Split level, wood laminate flooring, storage cupboard, stairs to second floor, doors to:



#### Lounge (18' 1" x 12' 7") or (5.51m x 3.84m)

Double glazed windows to the front, wood laminate flooring, feature fire place, radiator.



#### Sitting Room/Bedroom 3 (11' 8" x 11' 10") or (3.56m x 3.61m)

Double glazed window to the rear, built in mirrored wardrobes, radiator. This room could be used as a dining room, study or as the 3rd bedroom.



## Shower Room

Fully tiled walls, laminate flooring, white close coupled WC, pedestal wash hand basin, corner shower cubicle with electric shower, storage cupboard with hot water cylinder, radiator.



## Kitchen (11' 8" x 7' 5") or (3.56m x 2.26m)

Double glazed window to the rear, range of wall and base units, stainless steel sink with chrome mixer tap, integrated electric oven and hob with extractor over, tiled splash backs, radiator.

## Second Floor

### Landing 2

Doors to:



## Bedroom 1 (12' 3" x 14' 0") or (3.73m x 4.27m)

Double glazed window to the front, laminate flooring, walk in wardrobe, radiator.

## Bedroom 2 (11' 8" x 8' 10") or (3.56m x 2.69m)

Double glazed Velux window, laminate flooring, radiator.

## Ground Floor

## Shop (17' 9" x 14' 0") or (5.41m x 4.27m)

New double glazed door and windows to the front, roller shutters, spacious open plan shop area currently a well presented art gallery, opening to:

## Second Room (11' 3" x 11' 7") or (3.43m x 3.53m)

Additional shop/display area, radiator, opening to:



Third Room (10' 6" x 7' 1") or (3.20m x 2.16m)

Archway to:

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Dining Room (13' 4" x 13' 2") or (4.06m x 4.01m)

Good size space which can be used as a dining room or additional storage/shop space, radiator, door to hallway, door to:

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Kitchen/Utility Room (11' 4" x 11' 9") or (3.45m x 3.58m)

Obscured glass window to the rear, unit with stainless steel sink, floor mounted boiler for central heating and hot water for the building, plumbing for a washing machine, door to:

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Lean To

Storage building, toilet, door giving access to the rear garden.

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Rear Garden

Enclosed garden accessed across a shared pathway, patio seating area, summerhouse.

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Services

Mains electricity, mains water, mains drainage

EPC Rating:46

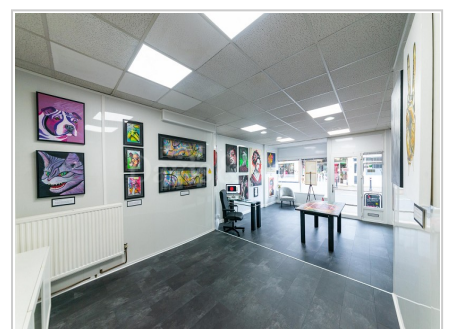
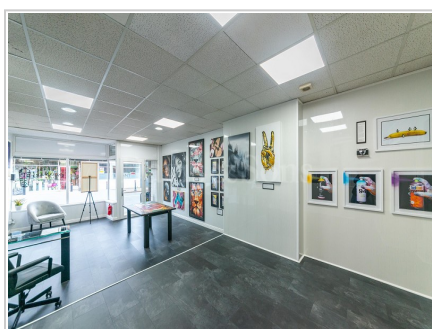
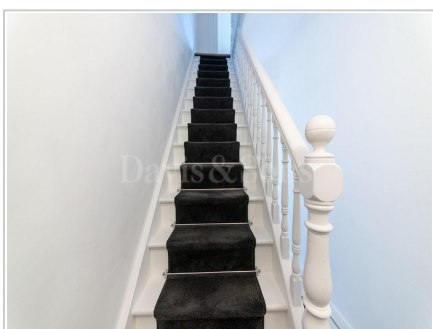
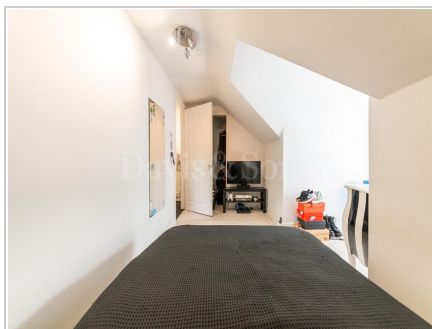
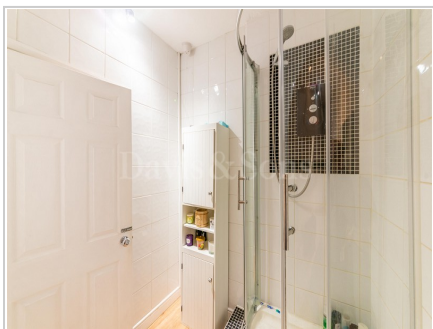
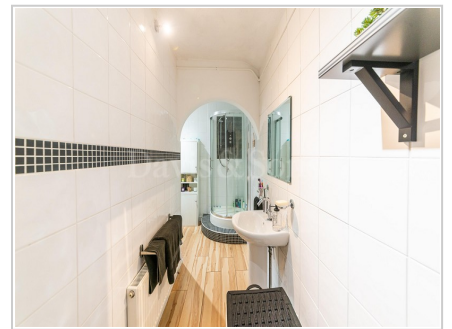
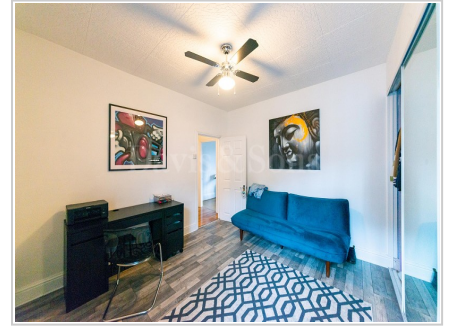
Tenure

We are informed that the tenure is Freehold

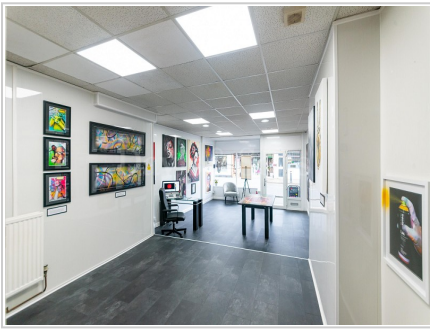
Council Tax

Band A

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This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source.  
Plan produced using PlanUp.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Land value tax applies. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	53
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.