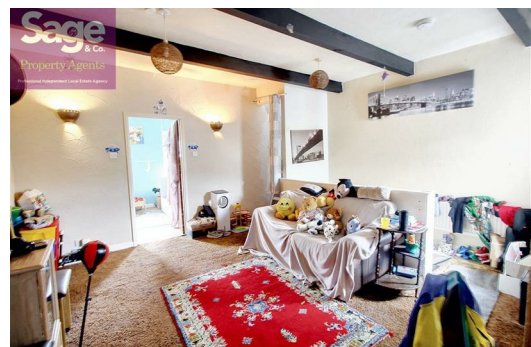
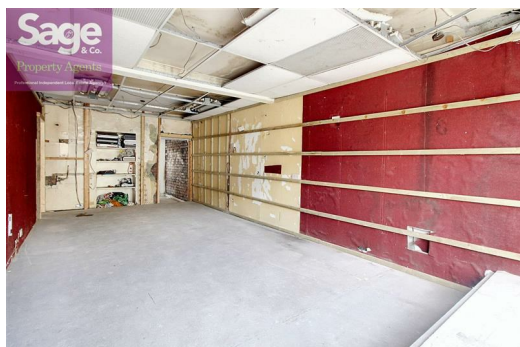
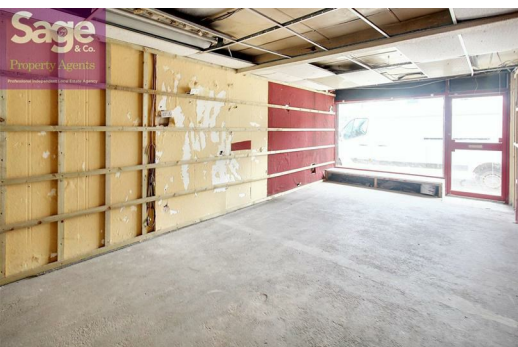




49 A & B Commercial Street, Risca, , NP11 6AW
Asking Price £165,000

****Sage and Co are delighted to present this fantastic and versatile property comprising two separate freehold properties located in this sought after location of Risca High Street.****
This terraced dwelling includes a multi-functional ground floor commercial unit with a the opportunity of a ground floor one bedroom residential unit along with an additional one bedroom first floor apartment with loft space offering electric supply and velux sky light, maximizing usable space.
This property offers both an investment and refurbishing opportunity with no onward chain. The rear workshop comes with access off the rear lane providing great potential for additional income or to add accessible rear parking. Subject to the necessary permissions, it may be possible to convert the whole dwelling into a residential property, or retain the commercial element with permission being sought to create a second bedroom to the first floor flat - to increase rental returns.
Located in close proximity to nearby M4 access and local transport links, this property is perfect for those seeking a central location within a strong residential and rental market.
Don't miss out on the opportunity to own this unique property. Contact us today to arrange a viewing.
01633 838888 or email; risca@sageandco.co.uk
TENURE; FREEHOLD
EPC RATING; E



70 Tredegar Street Risca NP11 6BW
Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

GROUND FLOOR UNIT (Shop Front)

11'5" x 24'2" (3.49 x 7.38)

Generous shop front commercial unit opportunity with floor to ceiling front aspect window.

GROUND FLOOR UNIT (Room Two)

6'2" x 11'10" (1.90 x 3.63)

Ground Floor, second room of a commercial unit as either a multifunctional use space separate to shop front or to be incorporated into a ground floor apartment refurbishment.

GROUND FLOOR UNIT (Room Three)

10'0" x 11'10" (3.05 x 3.63)

Ground Floor, third room of a commercial unit as either a multifunctional use space separate to shop front or to be incorporated into a ground floor apartment refurbishment.

GROUND FLOOR UNIT (Room FOUR)

12'0" x 6'7" (3.66 x 2.03)

GROUND FLOOR UNIT (W/C)

5'0" x 6'9" (1.53 x 2.06)

OUTSIDE WORKSHOP

12'7" x 8'9" approx (3.86 x 2.68 approx)

FIRST FLOOR APARTMENT (Lounge)

14'2" x 11'4" (4.33 x 3.47)

First Floor Apartment Lounge. Open to stairway up from main entrance hallway via double glazed aluminium doorway. Gas central heating radiators. Double Glazed window to rear aspect. Loft hatch access available. Leading onto Bedroom & Kitchen.

FIRST FLOOR APARTMENT (Kitchen)

10'2" x 11'11" (3.10 x 3.65)

Fitted Kitchen with low & high cupboard space. Access to Gas Combination Boiler. PVC Windows to Rear Aspect. Central Heating Radiator.

FIRST FLOOR APARTMENT (Bedroom)

13'3" x 9'0" (4.06 x 2.75)

Double Bedroom to front aspect of dwelling. Two double glazed PVC windows to front. Built in storage cupboard space available. Gas central heating radiator.

FIRST FLOOR APARTMENT (Bathroom)

8'9" x 7'1" (2.68 x 2.17)

FOUR Piece suite Bathroom offering separated Bath and Free Standing Shower. Chrome finish Gas Central Heating Towel Radiator. Double glazed PVC window to side aspect.

FIRST FLOOR APARTMENT (Loft Space)

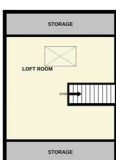
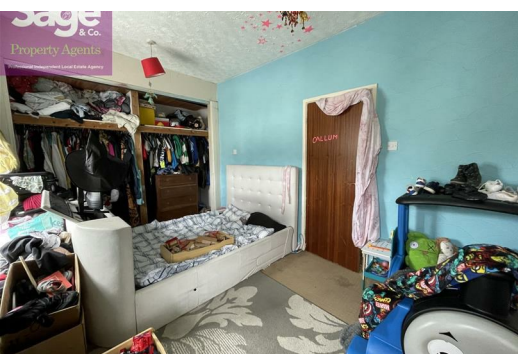
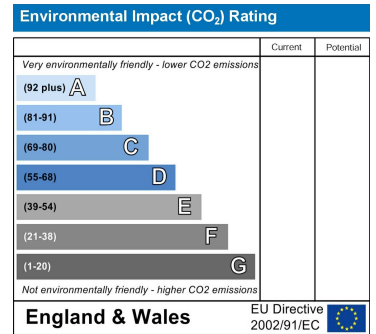
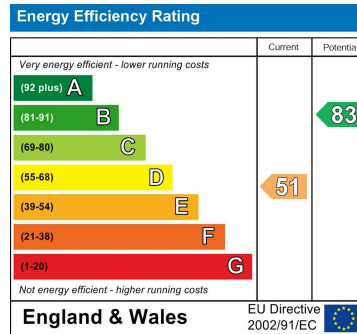
Loft Space with Velux Window to Rear Aspect.

FIRST FLOOR APARTMENT (Loft Space)

Loft space with Velux window. Ideal as additional storage or be fully converted to an office space/ bedroom.

TENURE

FREEHOLD



THREE BEDROOM 100 TERRACED HOUSE