



## 6a Risca Road, Newport NP11 7DG

**£470,000**

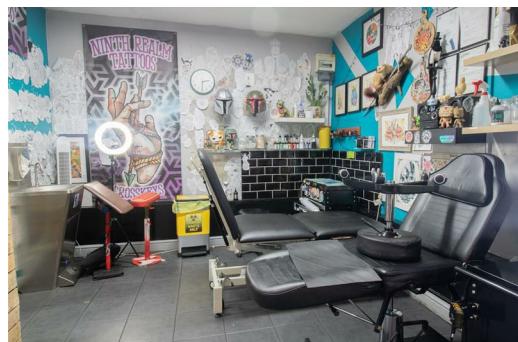
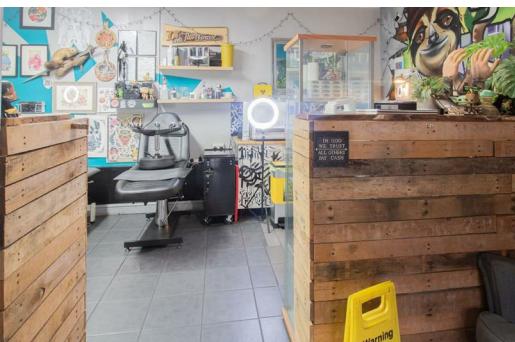
\*\*SUBSTANTIAL INVESTMENT OPPORTUNITY\*\* TWO COMMERCIAL UNITS WITH THREE FLATS\*\*

Oakhause, Risca Road, comprises a substantial, mixed-use property set in a prominent position within the village of Crosskeys and providing accommodation over three floors. Ground floor commercial accommodation provides two separate commercial units currently being used as a Tattoo shop and a hairdressing salon. To the remaining floors are three large flats.

All flats provide large open plan accommodation with kitchen and bathroom facilities. All have gas central heating and UPVC double glazing with communal entrance areas. The property is considered suitable for a range of uses including continued mixed use for owner occupiers, investors or redevelopment subject to obtaining relevant planning.

All units are currently tenanted and will be sold as tenant in situ. Further details available upon request.

Located in the village of Crosskeys, within the county borough of Caerphilly, South Wales. The property benefits from its accessible setting, offering excellent transport links to nearby amenities. With a train station within walking distance and easy access to the A467. The property also enjoys convenient access to the M4 Motorway, connecting to Cardiff and Bristol via the Severn crossings.



## Tattoo Shop

17'6" x 16'9" (5.35 x 5.12)

UPVC double glazed door to front, plastered walls and ceiling, tiled floor, small area with wall unit and rollover worktop, power points.

## W/C

5'9" x 5'4" (1.77 x 1.64)

Low level w/c, pedestal hand wash basin, plastered walls and ceiling, tile floor.

## Salon

16'4" x 14'5" (5 x 4.41)

UPVC double glazed door and windows to front, papered, plastered and wood panel walls, tile effect ceiling, laminate flooring, power points.

## W/C

.272'3" x 6'2" (.83 x 1.88)

Wood panel and plastered walls, tile effect ceiling, low level w/c, small corner hand wash basin.

## Salon Kitchen

11'0" x 7'8" (3.36 x 2.36)

Base and wall units, stainless steel sink and drainer with mixer tap, tile splash back, plastered walls, tile effect ceiling, wooden glass door leading to front porch with UPVC door to front, built in storage, power points.

## Salon Internal Room 2

12'4" x 10'2" (3.76 x 3.11)

Plastered and wood panel walls, tile effect ceiling, build in wooden seating bench, laminate floor, power points.

## Flat Entrance

UPVC double glazed door, plastered walls and ceiling, stair lift, carpet to floor, power points.

## Flat 2 Reception Room

21'3" x 16'8" (6.5 x 5.1)

UPVC double glazed window to side, plastered walls, textured ceiling, carpet to floor, radiators, power points,

## Flat 2 Kitchen

14'6" x 9'7" (4.44 x 2.94)

UPVC double glazed window to front and sky light, matching base and wall units, rollover edge worktop, stainless steel sink and half with drainer and mixer tap, intergraded eye level double oven and gas hob, tile splash back, plastered walls and ceiling, vinyl floor, radiator, power points.

## Flat 2 Internal Room

10'9" x 6'0" (3.3 x 1.85)

Plastered walls and ceiling, vinyl floor, power points.

## Flat 2 Bathroom

6'0" x 8'10" (1.85 x 2.7)

Panel bath, shower over, pvc cladding splash back, pedestal hand wash basin, low level w/c, walls plastered and half tiled, ceiling plastered, vinyl floor, radiator.

## Flat 2 Bedroom

16'8" x 13'1" (5.1 x 3.99)

UPVC double glazed patio doors to front leading to balcony, plastered walls and ceiling, carpet to floor, radiators power points.

## Flat 3 Lounge/Bedroom

34'9" x 14'5" (10.6 x 4.4)

UPVC double glazed windows and patio doors to front and side leading onto balcony, plastered walls and ceiling, carpet to floor, radiators, power points.

## Flat 3 Dining Room

15'3" x 12'1" (4.65 x 3.70)

Built in wardrobes, plastered walls and ceiling, carpet to floor, radiator, power points.

## Flat 3 Kitchen

21'2" x 7'8" (6.46 x 2.36)

Matching base units, rollover edge worktop, stainless steel sink and half with drainer and mixer tap, tile splash back, tiled floor, plastered walls and ceiling, power points.

## Flat 3 Shower Room

11'0" x 5'1" (3.36 x 1.57)

Large shower, pvc cladding splash back, low level w/c, vanity hand wash basin unit, vinyl floor, plastered walls, heated towel rail.

## Landing

UPVC double glazed windows to front, plastered walls, carpet to floor, stair lift, power points.

## Flat 1 Living Space

45'0" x 34'9" (13.74 x 10.6)

UPVC double glazed windows to front, UPVC double glazed patio doors to side leading onto balcony, wallpapered and plastered walls, tile effect ceiling, carpet to floor, radiators, power points.

## Flat 1 Kitchen

14'4" x 6'2" (4.37 x 1.89)

Matching base and wall units, rollover edge worktop, sink with drainer and mixer tap, wallpapered walls, paltered ceiling, vinyl floor, radiator, power points

## Flat 1 Shower Room

6'2" x 10'9" (1.89 x 3.3)

Glass hand wash basin unit, shower, low level w/c, tiled walls and floor, plastered ceiling,

## Flat 1 Bathroom

14'5" x 6'2" (4.4 x 1.89)

Panel bath, vanity hand ash basin unit, low level w/c, tiled floor, walls 1/2 tile 1/2 wallpapered, plastered ceiling, radiator.

## Porch

UPVC double glazed door leading to outside stairs, plastered walls, tile effect ceiling, carpet to floor,

## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales EU Directive 2002/91/EC		

