

**144 Caerleon Road, Newport. NP19 7FY**  
**£240,000**  
**Tenure Freehold**

- SPACIOUS 2 BEDROOM FIRST FLOOR APARTMENT
- CONVENIENT LOCATION CLOSE TO JUNCTION 25
- FIRST FLOOR APARTMENT CURRENTLY LET
- FORMER HAIR SALON EASILY CONVERTED TO APARTMENT (STPP)
- LANE PROVIDING ACCESS TO REAR PARKING
- GARDENS TO FRONT & REAR
- INVESTMENT OPPORTUNITY

**\*MIXED USE!! SPACIOUS MID TERRACE INVESTMENT OPPORTUNITY, FORMER HAIR SALON EASILY CONVERTED TO APARTMENT (STPP), 2 BEDROOM FIRST FLOOR APARTMENT, GARDENS TO FRONT & REAR, CLOSE TO JUNCTION 25 OF THE M4\***

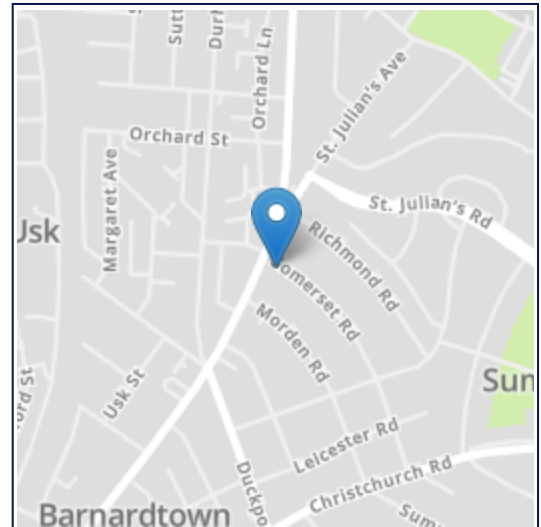
A substantial period property located in this popular location close to junction 25 of the M4, a wide range of local shops and easy access of the city centre. In its current configuration the property comprises : To the ground floor: a former hair salon with entrance hall, reception and styling area having open arch to inner salon, kitchen and w/c. A separate office over looks the garden and leads off the main hallway. The salon and office could be easily converted to a 1/2 bedroom apartment subject to obtaining the necessary planing permission's. To the first floor: A staircase from the shared hallway provides access to a spacious apartment currently let, comprising: A landing area, Good size lounge, Kitchen, 2 Double bedrooms and bathroom. Outside: To the front a garden with steps to the main entrance. To the rear: A seating area accessed from the shop with steps through a garden to a large parking area having double gates leading to a rear lane exiting to Somerset Road.

Services:

Council Tax Band:



# AWAITING FLOORPLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents 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 M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.