





116 Nash Road, NP19 4RP

Virtual Tour: <https://bit.ly/>

£400000.00

**Entrance Porch**  
Enter property via part obscure double glazed UPVC door, obscure double glazed window to fore, doors leading to:

**Downstairs WC**  
Low level WC with flush, hand wash basin with hot and cold taps, electric corner shower unit

**Living room**  
Double glazed UPVC window to fore, x2 radiator, electric fireplace with marble hearth, stairs leading to first floor, door leading to:

**Kitchen**  
Radiator, cupboard space with combination boiler, space for white goods, range of wall and base wooden units with worksurface over, integral stainless steel sink and drainer with hot and cold mixer tap, integral gas oven with x4 gas hob and extractor fan over, double glazed patio doors to rear

**First Floor Landing**  
x2 radiator, x2 storage cupboards, x2 loft hatch

**Bedroom 1**  
Double glazed windows to both fore and rear, x2 radiators

**Bedroom 2**  
Double glazed bay window to fore, radiator

**Bedroom 3**

Double glazed window to rear, radiator

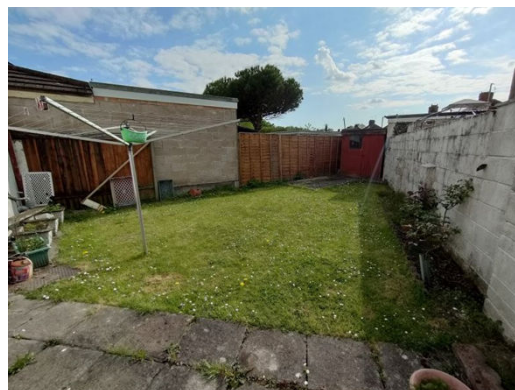
**Bedroom 4**  
Double glazed window to fore, radiator

**Family Bathroom**  
Corner bath with hot and cold taps, towel rail, radiator, built in corner vanity unit wash basin with hot and cold taps and cupboard space under, low level WC with flush

**Externally**  
To the fore of the property off road parking for up to seven cars and a garage with both lighting and electricity.  
To the rear of the property part patio, part lawn small secure garden with storage shed, this can be accessed via the house and the shop

**The Shop**  
An opportunity to acquire a business premises and storage alongside the house in a prominent and thriving location opposite Lliswerry High School and Coleg Gwent Newport campus.  
Enter the shop via: glass door, convenience store, door leading to: stockroom with toilet and stainless steel sink and drainer with hot and cold mixer tap, external door to both fore and rear

**NB**  
The listing is for the freehold interest of the house, shop and associated storerooms and garage. The business and stock is available via separate negotiation. Please contact our office for further details and to arrange your viewing.







Fortis are delighted to bring to market a unique opportunity to acquire a large family home and take over a well-established family run business and premises.

Set in a corner plot and having been well extended, the accommodation briefly comprises Entrance hall, lounge, kitchen / dining room, ground floor shower room, first floor landing, four bedrooms, family bathroom, private rear garden. The shop are consists of open shop area, store room, garage/store room. There is multiple parking to the front.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



## General Information

**Fixtures & Fittings:** All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

**Tenure:** Freehold

**Viewing:** By appointment only through Fortis

**Agent's Notes:** While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point. None of the statements contained in the particulars of this property is to be relied on as statement of fact. Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



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