

End of Terrace - Gelli

£169,950 Sold STC

Property Reference: PP10972



Are you dreaming of owning your own hairdressing salon? Need a beautiful two double bedroom apartment to live on the premises? Then take a look at this! AMAZING BUSINESS OPPORTUNITY!

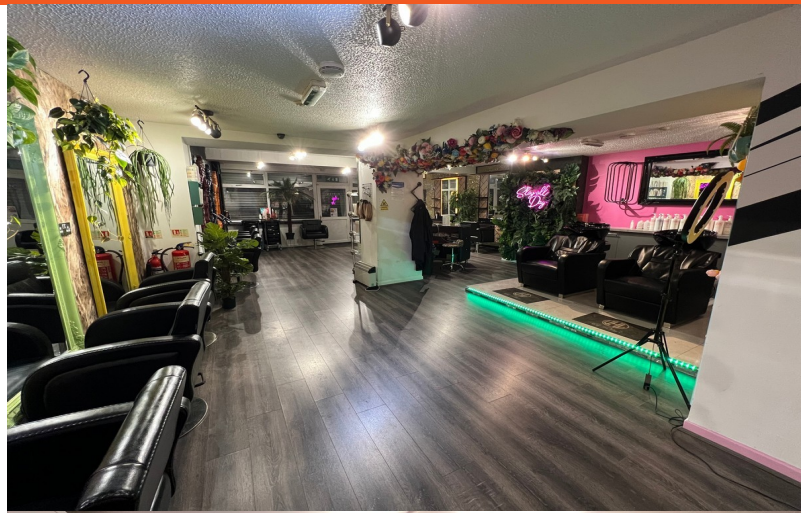


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Are you dreaming of owning your own hairdressing salon? Need a beautiful two double bedroom apartment to live on the premises? Then take a look at this! Situated here in this prime position with excellent passing footfall, we are delighted to offer to the market, this completely renovated and modernised spacious modern hairdressing salon which can be sold including all quality salon chairs, two fully fitted barber stations, three top of the range vibrating massaging back washing machines set onto raised floor section, wall mirrors and lighting. This salon must be viewed, complete with quality modern fixtures and fittings. It benefits from additional store room, staff room, cloaks/WC. The self-contained living accommodation with complete separate private access via the rear, beautifully presented, renovated and modernised to the highest standards with UPVC double-glazing, gas central heating. Will include all quality flooring, light fittings and many extras. A generous two double bedroom apartment to first floor comprising hallway, spacious open-plan lounge/dining room/modern fitted kitchen with full range of integrated appliances, modern bathroom with freestanding tub bath/shower/WC, storage room, two bedrooms, flat garden to rear with side access, detached purpose-built garage which offers potential, subject to planning to convert to perhaps beauty parlour or second business. Here is an excellent opportunity to own your premises and start your business from day one! Alternatively! an ideal opportunity for investment client where the potential for three outstanding incomes on your investment. The salon, self-contained two bedroom apartment, detached garage/outbuilding. For





further information please contact our office. Viewings strictly by appointment via Property Plus.

155 Gelli Road

Entranceway

Entrance via UPVC double-glazed door allowing access to main shop premises with two excellent sized windows to either side allowing plenty of natural light and excellent window display, this allows access to the main shop area.

Main Shop Area (6.32 x 10.50m not including depth of recesses)

Plastered emulsion décor, feature walls, textured emulsion ceiling with full range of feature modern downlighting spotlights, quality floor covering, ample electric power points throughout, full range of salon vibrating chair wash basins to remain as seen with range of high gloss base storage behind, raised platform with porcelain tiled flooring, full range of hairdressing salon chairs, mirrors and two barber sections with hot and cold water to both stations with feature lighting, door to rear allowing access to store room.

Store Room (2.47 x 3.31m)

Solid timber door to rear allowing access to gardens and as fire escape, plastered emulsion décor, textured emulsion ceiling with display lighting, further range of high gloss base units including automatic washing machine, co-ordinate single sink and drainer with full range of recess tiling with central mixer taps, quality flooring, ample electric power points, opening to side through to staffroom.

Staffroom (2.04 x 2.55m)

UPVC double-glazed window to rear overlooking gardens, plastered emulsion décor and ceiling with three-way ceiling light fitting, quality flooring, ample electric power points,

range of base units with storage for under counter fridge, telephone point, modern panel door allowing access to cloaks/WC.

Cloaks/WC

UPVC double-glazed window to rear, plastered emulsion décor, textured emulsion ceiling with chandelier lighting, Xpelair fan, cushion floor covering, chrome heated towel rail, low-level WC in white with petite wash hand basin with splashback ceramic tiling, vanity mirror to remain as seen.

155A Gelli Road

Entranceway

Entrance via UPVC double-glazed door allowing access to entrance hallway.

Hallway

Plastered emulsion décor and ceiling, modern ceiling light fitting, quality ceramic tiled flooring, radiator, staircase to first floor elevation with fitted carpet.

First Floor Elevation

Spacious Open-Plan Lounge/Kitchen/Diner (6.64 x 7.70m not including depth of recesses)

Lounge Section

Plastered emulsion décor and ceiling with range of feature modern lighting to remain as seen, central heating radiator, laminate flooring, open balustrade, electric power points, white panel door allowing access to built-in storage, further access to lobby area leading to bedrooms 1 and 2, open-plan through to dining section.

Dining Section

UPVC double-glazed window to side, plastered emulsion décor and ceiling with further range of feature lighting to remain as seen, matching flooring, radiator, ample electric power points, leading through to kitchen area.

Kitchen Area

Further UPVC double-glazed window to side, matching décor and ceiling, feature design modern radiator, laminate flooring, full range of high gloss white modern fitted kitchen units with contrast fixtures and fittings, units comprising ample wall-mounted units, base units, wine rack, larder unit, one housing gas combination boiler supplying domestic hot water and gas central heating, integrated fridge/freezer, electric oven, contrast single sink and drainer with central mixer taps and feature display lighting, plumbing for automatic washing machine, integrated to remain as seen, matching feature breakfast bar with further range of base units, pan drawers, work surfaces and integrated halogen induction four ring electric hob, splashback feature tiling to one section of the kitchen, modern white panel door to side allowing access to bathroom/WC/shower.

Bathroom/WC/Shower

Generous size with UPVC double-glazed window to rear, quality ceramic tiled décor to halfway to two walls with plastered emulsion décor above, further feature tiled walls with additional contrast plastered emulsion wall, plastered emulsion ceiling with full range of recess lighting, quality ceramic tiled flooring, modern suite to include freestanding bath tub with freestanding waterfall feature mixer taps and attachment, low-level WC, wash hand basin set within light oak wall-mounted cabinet with central waterfall feature mixer taps and vanity mirror above, heated towel rail, double walk-in shower cubicle with further recess lighting, accessed via sliding doors with recess shelving and overhead rainforest shower with attachments supplied direct from combi system.

Lobby

Plastered emulsion décor and ceiling, white panel doors to bedrooms 1 and 2.

Bedroom 1 (3.31 x 5.43m)

UPVC double-glazed bay window to front offering views of the surrounding valley, plastered emulsion décor and ceiling, laminate

flooring, ample electric power points, radiator.

Bedroom 2 (3.17 x 5.45m)

UPVC double-glazed bay window to front offering unspoilt views, plastered emulsion décor and ceiling, electric power points, radiator.

Walk-In Storage Cupboard/Utility/Walk-In

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

About Property Plus

Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

Our Mission

OUR CLIENTS - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

OUR TEAM - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

OUR BUSINESS - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM



Buying Your Property

Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.