



**Harris Street, Hirwaun,
Aberdare, CF44 9NP.**

FOR SALE
£109,950



- **INVESTMENT OPPORTUNITY**
- **GROUND FLOOR RETAIL UNIT**
- **FIRST FLOOR ONE BEDROOM FLAT**

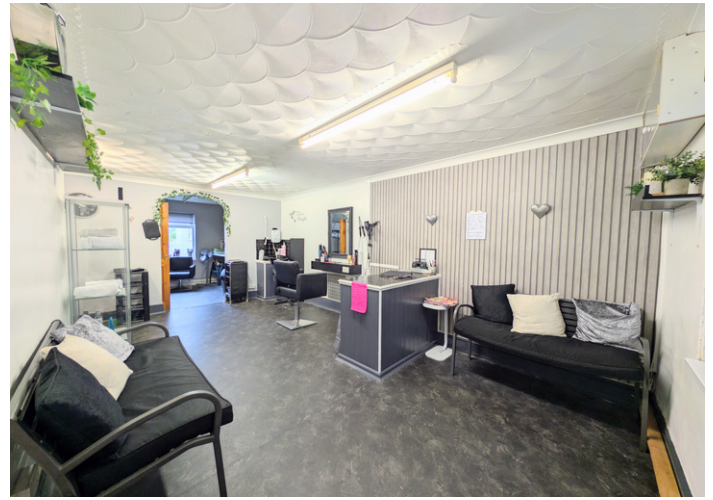


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Property Description

T Samuel Estate Agents are delighted to bring to market this ideal investment opportunity situated on Harris Street in Hirwaun.

The property is being sold with tenants in situ and comprises a ground floor retail unit, currently operating as an independent hairdressing salon, along with a one bedroom flat to the first floor.

Retail Unit:

The ground floor retail premises comprises shared access leading into a spacious main trading area, offering ample room for business operations.

First Floor Flat:

Accessed via a uPVC front entrance door with staircase rising to the first floor accommodation.

The flat comprises an open plan kitchen/dining/living area, a spacious shower room, and a double bedroom positioned to the front of the property.

Close to Hirwaun village with a range of shops, health centre, Primary and Secondary Schools. The new Heads of the Valley link road is close by giving easy access for commuting.

RETAIL UNIT AND FIRST FLOOR FLAT ARE SOLD WITH THE TENANTS IN SITU

Ground floor retail - Main area

5.87 m x 4.11 m

The main retail area features an artex ceiling with smooth emulsion-finished walls. The space is fitted with multiple power points and an electric water heater.

Currently arranged as a small hairdressing salon, the premises provide space for several styling stations along with wall-mounted mirrors and client seating. There is plumbing in place to accommodate a wash basin area, making the unit suitable for continued use within the hair and beauty sector.

Kitchen

2.59 m x 2.50 m

The kitchen is fitted with a range of base units incorporating a stainless steel sink unit. There is a uPVC window to the rear aspect. The room features an artex ceiling with smooth emulsion-finished walls and laminate flooring. A door leads through to the inner hall, providing access to the WC.

WC

1.60 m x 0.92 m

Conveniently located, the WC is fitted with a low-level toilet and wash hand basin. The room features an artex ceiling and walls, laminate flooring, and a uPVC window to the rear aspect.

Rear garden

Courtyard area. Space for garden shed.



First flat flat - Entrance hall

1.25 m x 0.85 m

Entrance to the property is via a uPVC front door leading into a shared hallway. An inner door provides access to the retail unit, with a staircase rising to the first floor flat. The area features an artex ceiling, smooth emulsion-finished walls, and fitted carpet. A further door gives access to the main entrance of the first floor flat.



Hallway

1.52 m x 0.81 m

The hallway features an artex ceiling with smooth emulsion-finished walls and laminate flooring. Doors lead through to the open plan kitchen/living/dining area, as well as to the shower room and bedroom.



Living room/Kitchen Diner

3.94 m x 3.87 m

The room features an artex ceiling with smooth emulsion-finished walls and a radiator. A uPVC window overlooks the rear aspect.

The kitchen is fitted with a range of shaker-style wall and base units incorporating a stainless steel sink unit, with under-counter plumbing for a washing machine. Laminate flooring is laid throughout, and there is ample space to accommodate a sofa along with a dining table and chairs.



Shower room

2.41 m x 1.52 m

The bathroom is fitted with a double shower tray with overhead shower, a wash hand basin, and a WC. The walls and ceiling are fully panelled, with vinyl flooring laid throughout. A radiator is also installed.

Bedroom

3.57 m x 3.57 m

The double bedroom features an artex ceiling and smooth emulsion walls, with a uPVC window to the front aspect. Laminate flooring is laid throughout, and the room includes power points, a radiator, and an alcove, ideal for a fitted wardrobe.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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