

**Terraced House - Pentre**

**£145,000**

*Property Reference: PP9301*



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This is an incredibly spacious, four bedroom, double-extended, mid-terrace property situated here on the main road in Gelli and therefore offering immediate access to all services and amenities.





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This is an incredibly spacious, four bedroom, double-extended, mid-terrace property situated here on the main road in Gelli and therefore offering immediate access to all services and amenities. It offers ideal access for schools at all levels, rail and bus connections not forgetting the outstanding walks over the surrounding parks, mountains and hills. This property, renovated and modernised with new walls, floors, ceilings, electric rewiring, new gas central heating and benefits from UPVC double-glazing also. All new fitted carpets to remain as seen. The property offers generous family-sized accommodation and an early viewing is highly recommended. It briefly comprises, entrance hallway, spacious lounge, dining room, fitted kitchen with integrated appliances, lobby, cloaks/WC, first floor elevation landing, four generous sized bedrooms, family bathroom/WC, garden to rear.

## Entranceway

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

## Hallway

Plastered emulsion décor and ceiling, fitted carpet, wall-mounted electric service meters housed within storage cupboard, staircase to first floor elevation with matching fitted carpet, white panel door to side allowing access to lounge.

## Lounge (4.48 x 6.76m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, fitted carpet, two radiators, ample electric power points, gas service meters housed within cupboard, white panel door to rear allowing access to dining room.

## Dining Room (3.71 x 2.82m)

UPVC double-glazed window to side, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points, white panel door to rear allowing access to kitchen.







## Kitchen (3.09 x 2.80m)

UPVC double-glazed window to side, plastered emulsion décor and ceiling with range of recess lighting, cushion floor covering, radiator, electric power points, range of high gloss white fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with matching breakfast bar, integrated electric oven, four ring electric hob, extractor fitted above, splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, white panel door to rear allowing access to lobby.

## Lobby

UPVC double-glazed door to side allowing access to garden, plastered emulsion décor and ceiling, cushion floor covering, white panel door to side allowing access to cloaks/WC.

## Cloaks/WC

UPVC double-glazed window to rear, plastered emulsion décor and ceiling, cushion floor covering, radiator, white in colour low-level WC with combination wash hand basin above with central mixer taps.

## First Floor Elevation

### Landing

Plastered emulsion décor and ceiling, access to loft, fitted carpet, ample electric power points, radiator, spindled balustrade, white panel doors to bedrooms 1, 2, 3, 4 and family bathroom, further door allowing access to built-in storage cupboard.

## Bedroom 1 (2.66 x 1.60m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, new fitted carpet, radiator, electric power points.

## Bedroom 2 (2.85 x 3.78m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power points.

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## Bedroom 3 (2.86 x 2.70m)

UPVC double-glazed window to rear, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points.

## Family Bathroom

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor and ceiling, cushion floor covering, low-level WC, panelled bath with twin handgrips, splashback ceramic tiling, wash hand basin with splashback tiling, low-level WC, central heating radiator.

## Bedroom 4 (4.48 x 2.93m)

UPVC double-glazed window to rear, further window to side, plastered emulsion décor and ceiling, radiator, ample electric power points, fitted carpet, access to loft, white panel door to side, access to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

## Rear Garden

Maintenance-free laid to concrete paved patio, further area with artificial grass-laid garden.

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## 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

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# 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.