

End of Terrace - Pentre

£95,000

Property Reference: PP9893



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This is an ideal investment opportunity. We are delighted to offer to the market this two bedroom, double-fronted, end-terrace property being sold with long-term tenant, being in situ for the last eighteen years. The property will be sold with current tenant and also offers the opportunity to rent an additional outbuilding to the rear garden with excellent side street access. The main property, whilst renovated and modernised and well maintained, benefits from UPVC double-glazing and gas central heating. It will be sold as seen including tenant. Situated in this prime, convenient location offering immediate access to all amenities and services and with unspoilt views to the front. Gardens to rear and front, side access and additional storage building. Book your appointment today to avoid disappointment. It briefly comprises, open-plan lounge, fitted kitchen/dining room, first floor landing, two bedrooms, bathroom/WC, gardens to front and rear, outbuilding/storage building.

## Entranceway

Entrance via UPVC double-glazed door allowing access to open-plan lounge.

## Lounge (3.85 x 4.27m not including depth of recesses)

UPVC double-glazed window to front, papered décor, textured and covered ceiling, laminate flooring, central heating radiator, Inglenook feature fireplace with Adam-style surround, two recess alcoves one with base storage, open-plan stairs to first floor elevation with fitted carpet, laminate flooring to lounge, ample electric power points, opening to side through to kitchen/breakfast room.

## Kitchen/Breakfast Room (4.22 x 3.59m)

UPVC double-glazed window to front offering unspoilt views, papered décor, textured and covered ceiling, UPVC double-glazed door





to rear allowing access to gardens, quality flooring, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, range of light beech fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, electric cooker power point, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, radiator, ample space for additional appliances as required.

#### First Floor Elevation

#### Landing

UPVC double-glazed window to rear overlooking rear gardens, papered décor, textured and emulsion ceiling with access to loft, white doors to bedrooms 1, 2 and bathroom.

#### Bedroom 1 (2.48 x 6.48m)

UPVC double-glazed window to front, papered décor, textured and coved ceiling, fitted carpet, radiator, electric power points.

#### Bedroom 2 (2.15 x 4.20m)

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

#### Family Bathroom

Patterned glaze UPVC double-glazed window to front, ceramic tiled to halfway with emulsion décor above, textured emulsion and coved ceiling, recess area ideal for storage, cushion floor covering, suite to include panelled bath with twin handgrips, electric shower fitted over bath, low-level WC, wash hand basin.

#### Rear Garden

Laid to concrete patio with original stone and block side boundary wall, side gate, paved patio area, raised flowerbeds, outbuilding.

#### Front Garden

Laid to paved patio with original stone front boundary wall allowing main access.

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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.