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for sale

Terraced House - Pentre

£115,000

Property Reference: PP9984



This is an exceptionally well maintained, deceptively spacious, three double bedroom, mid-terrace property situated in a convenient, popular location offering immediate access to all services to include leisure centre and Gelligaled park, schools at all levels, rail and bus connections and so much more.



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This is an exceptionally well maintained, deceptively spacious, three double bedroom, mid-terrace property situated in a convenient, popular location offering immediate access to all services to include leisure centre and Gelligaled park, schools at all levels, rail and bus connections and so much more. This property offers generous family-sized accommodation, benefitting from UPVC double-glazing and gas central heating, will include all fitted carpets, floor coverings, blinds, light fittings as seen. It also affords excellent sized garden to rear with outbuildings including glasshouse and off-road parking with driveway which could easily be converted to garage, subject to planning, additional garden to front. This property offers excellent potential and an early viewing is highly recommended. It briefly comprises, entrance porch, hall, two reception rooms, fitted kitchen, porch/utility, bathroom with separate WC, first floor landing, three double bedrooms, one with range of built-in wardrobes, garden to front, splendid landscaped gardens to rear, outbuildings, driveway, glasshouse.

Entranceway

Entrance via solid oak panel door allowing access to entrance porch.

Porch

Papered décor and ceiling, fitted carpet, wall-mounted electric service meters, patterned glaze French door to rear allowing access to hallway.

Hallway

Papered décor and coved ceiling, fitted carpet, telephone point, staircase allowing access to first floor elevation with matching fitted carpet, patterned glaze French doors allowing access to sitting room and lounge.

Sitting Room (3.80 x 3.35m)

UPVC double-glazed window to front, papered décor and coved ceiling with three-way pendant





ceiling light fitting, fitted carpet, radiator, two recess alcoves one fitted with base storage housing gas service meters, feature display cabinet, wall-fitted to remain as seen, ample electric power points.



Lounge (3.62 x 3.58m not including depth of recesses) UPVC double-glazed window to rear, papered décor and coved ceiling with three-way pendant ceiling light fitting, quality fitted carpet, ample electric power points, central heating radiator, feature fireplace with matching insert and hearth housing ornamental gas fire to remain as seen, two recess alcoves either side both fitted with display storage, patterned glaze French door to rear allowing access to kitchen.



Kitchen (2.99 x 3.72m not including depth of recesses and understairs storage)

Two cast iron windows to side through to utility porchway, further glazed timber door allowing access to porchway, plastered emulsion décor, panelled ceiling with pendant ceiling light fitting, central heating radiator, fitted carpet to remain as seen, wall-mounted gas fire with back boiler supplying domestic hot water and gas central heating, full range of kitchen units comprising ample wall-mounted units, base units, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit, plumbing for automatic washing machine, freestanding gas cooker to remain, wall light fittings, understairs storage facility with hanging and shelving space, further door to rear allowing access to bathroom/WC.



Utility Porchway

UPVC double-glazed double French doors to rear allowing access onto gardens,

quality flooring, further range wall-mounted units, electric power points.

Bathroom

Patterned glaze Georgian UPVC double-glazed window to rear with made to measure roller blinds, papered décor with section marble-effect panelled, tiled and coved ceiling, fitted carpet, radiator, avocado suite comprising panelled bath with singular hand grip with Mira shower fitted over bath, wash hand basin with vanity mirror and light above, door to side allowing access to separate WC.

Separate WC

Matching décor, tiled ceiling, fitted carpet, steel patterned glaze window to side, low-level WC.

First Floor Elevation

Landing

Matching décor to main entrance hallway, spindled balustrade, tiled and coved ceiling, generous access to loft, radiator, spindled balustrade, original panelled doors to bedrooms 1, 2, 3.

Bedroom 1 (3.84 x 4.65m)

Two double-glazed windows to front, papered décor and coved ceiling, fitted carpet, ample electric power points, radiator, telephone point, three-way pendant ceiling light fitting to remain.

Bedroom 2 (2.75 x 2.82m)

Double-glazed window to rear, papered décor and coved ceiling, fitted carpet, ample electric power points, recess ideal for display fitted with shelving.

Bedroom 3 (3.31 x 2.96m not including depth of built-in wardrobes)

Double-glazed window to side, papered décor and coved ceiling, fitted carpet, ample electric power points, full range of built-in wardrobes to one wall providing ample hanging and shelving space with additional space.

Rear Garden

Beautifully presented, landscaped laid to yard with outside water tap fitting, access to purpose-built storage building/workshop supplied with electric power and light but untested, steps allowing access to concrete patio with wrought iron balustrade, heavily stocked with mature shrubs, plants, evergreens, rose bushes etc, raised flowerbeds, glasshouse and further access to driveway for off-road parking and with excellent rear access, the possibility of perhaps changing the off-road parking driveway to a detached garage is available subject to standard planning applications, beneath the driveway is an additional storage area, driveway is accessed via double gates.

Front Garden

Laid to patio with raised flowerbeds to remain stocked with mature shrubs, plants etc, original stone front boundary wall with wrought iron balustrade above and gate allowing main access.

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.