

Flat/Apartment - Porth

£69,950

Property Reference: PP9982



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This is a second floor leasehold, two bedroom apartment situated in this pleasant location offering unspoilt views of the surrounding hills and mountains.



This is a second floor leasehold, two bedroom apartment situated in this pleasant location offering unspoilt views of the surrounding hills and mountains. It offers easy access to all services and amenities. The flat itself benefits from UPVC double-glazing and gas central heating, is seen in excellent decorative order throughout and offers great accommodation. An early viewing is highly recommended. It briefly comprises, entrance porch, fitted kitchen, spacious lounge, inner hallway, two double bedrooms, family bathroom/WC.

## Entranceway

Entrance via composite double-glazed door allowing access to entrance porch.

## Porch

Papered décor, textured ceiling, fitted carpet, radiator, doors allowing access to lounge and kitchen.

## Kitchen (2.91 x 3.08m)

UPVC double-glazed window to rear, textured emulsion décor, patterned artex ceiling, cushion floor covering, range of white fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces and co-ordinate splashback ceramic tiling, stainless steel sink and drainer, radiator, electric power points, space for freestanding electric cooker, door to built-in storage cupboard with wall-mounted electric service meters and wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

## Main Lounge (5.19 x 3.34m)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor with one feature wall papered, patterned artex and coved ceiling, fitted carpet, radiator, Adam-style feature fireplace with tiled insert, ample electric power points, white door to inner hallway.

## Inner Hallway

Plastered emulsion décor, textured emulsion





ceiling, fitted carpet, doors allowing access to bedrooms 1, 2, family bathroom, built-in storage cupboard.

#### Bedroom 1 (3.95 x 3.31m)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor with two feature walls papered, patterned artex ceiling, fitted carpet, radiator, electric power points.

#### Bedroom 2 (2.99 x 3.49m)

UPVC double-glazed window to side, UPVC double-glazed door allowing access to fire escape, plastered emulsion décor, textured ceiling, radiator, fitted carpet.



#### Bathroom/WC

Two patterned glaze UPVC double-glazed windows to rear, plastered emulsion décor, fully ceramic tiled to bath area, plastered emulsion ceiling, cushion floor covering, radiator, misty grey suite comprising panelled bath with electric shower fitted over bath, wash hand basin, low-level WC, fixtures and fittings to remain.



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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.