

**Terraced House - Treorchy**

**£90,000**

*Property Reference: PP10087*



This is a very well maintained, two double bedroom, mid-terrace cottage situated in this quiet but popular side street location, just minutes walking distance from the main shopping village at Treorchy with all its amenities and facilities including coffee shops, healthcare, schools at all levels, transport connections and so much more.





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This is a very well maintained, two double bedroom, mid-terrace cottage situated in this quiet but popular side street location, just minutes walking distance from the main shopping village at Treorchy with all its amenities and facilities including coffee shops, healthcare, schools at all levels, transport connections and so much more. This property offers great potential. It currently benefits from UPVC double-glazing throughout, gas central heating, will include modern fitted kitchen with integrated appliances, small flat garden to rear lane access. Priced for a quick sale, an early viewing is highly recommended. It briefly comprises, entrance porch, lounge/diner, fitted kitchen, inner hallway, shower room/WC, first floor landing, two double bedrooms, flat garden to rear, rear lane access.

## Entranceway

Entrance via light oak-effect UPVC double-glazed door allowing access to entrance porch.

## Porch

Tongue and groove panelled décor, tiled ceiling, wall-mounted electric service meters, laminate flooring, patterned glaze window to side, patterned glaze French door to rear allowing access to lounge/diner.

## Lounge/Diner (3.03 x 6.09m)

Light oak-effect UPVC double-glazed window to front with blinds to remain, papered décor with dado to centre, papered and coved ceiling, laminate flooring, two radiators, recess alcove fitted with display shelving, base housing gas service meters, door to understairs storage facility, ample electric power points, telephone point, opening to rear through to kitchen.

## Kitchen (3.87 x 2.27m)

UPVC double-glazed window to rear with roller blinds overlooking rear gardens, UPVC double-glazed door to rear allowing access to rear gardens,







plastered emulsion décor and ceiling with three-way spotlight fitting, radiator, ceramic tiled flooring, high gloss white fitted kitchen comprising ample wall-mounted units, base units, pan drawers, ample work surfaces, co-ordinate splashback ceramic tiling, single sink and drainer unit with mixer taps, plumbing for automatic washing machine, wall-mounted and housed behind one unit gas combination boiler supplying domestic hot water and gas central heating, integrated electric oven, four ring gas hob, ample space for additional appliances, radiator, patterned glaze panel door to side allowing access to inner hallway.



### Inner Hallway

Papered décor, tiled ceiling, fitted carpet, radiator, staircase to first floor elevation, door to rear allowing access to shower room/WC.

### Shower Room/WC

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor to halfway with papered décor above, tiled and covered ceiling, vinyl floor covering, white suite to include low-level WC, walk-in shower cubicle with Triton electric shower, wash hand basin set within base vanity unit, chrome heated towel rail.



### First Floor Elevation

#### Landing

Papered décor, tiled ceiling, generous access to loft, doors to bedrooms 1, 2.

#### Bedroom 1 (2.71 x 4.04m)

Light oak-effect UPVC double-glazed window to front with made to measure blinds, papered décor, tiled and covered ceiling, fitted carpet, radiator, electric power points.

#### Bedroom 2 (3.27 x 3.13m)

UPVC double-glazed window to rear, papered décor, tiled and covered ceiling, fitted carpet, radiator, electric power points, range of



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built-in wardrobes.

## Rear Garden

Laid to concrete with concrete block-built side and rear boundary walls, excellent rear lane access, purpose-built concrete block workshop/storage shed supplied with electric power and UPVC double-glazed windows and aluminium

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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.