

propertyplus

for sale

End of Terrace - Pentre

£173,000

Property Reference: PP10289



propertyplus
property-plus.co.uk

This is an immaculate completely renovated and modernised, three bedroom, bay-fronted, spacious end terrace property with garden to front and flat gardens to rear, totally maintenance-free and side access.



www.propertypluswales.co.uk

Call Free 0800 043 7300

This is an immaculate completely renovated and modernised, three bedroom, bay-fronted, spacious end terrace property with garden to front and flat gardens to rear, totally maintenance-free and side access. Renovated and modernised by one of our returning professional builders, we are delighted to offer to the market this outstanding family home. Situated in a quiet, popular side street location offering easy access to all services and amenities with outstanding walks and views over the surrounding mountains and along the River Rhondda. This property benefits from UPVC double-glazing, gas central heating, new fitted kitchen/diner with range of integrated appliances to include oven, hob, extractor, fridge/freezer, washing machine. A modern bathroom with full suite including panelled bath, family shower, low-level WC, wash hand basin. Open-plan lounge with feature wall and built-in fireplace, open-plan staircase to first floor with glass balustrade. This property really must be viewed to be fully appreciated. It is being sold with no onward chain and a quick completion is available if required. It briefly comprises, entrance hall, spacious open-plan bay-fronted lounge, fitted kitchen/diner with full range of integrated appliances, modern bathroom/WC/shower, first floor landing, three generous sized bedrooms, flat garden to rear, garden to front, side access.

Entranceway

Entrance via modern composite double-glazed panel door allowing access to entrance hallway.

Hallway

Plastered emulsion décor and ceiling, quality wood panel flooring, boxed in and wall-mounted electric service meters, clear glazed window to rear through to lounge, bevel-edged glazed modern panel





door to side allowing access to lounge.

Lounge (7.55 x 4.55m into bay)

UPVC double-glazed sash-type bay window to front, plastered emulsion décor and ceiling with range of recess lighting, quality wood panel flooring, central heating radiators, ample electric power points, open-plan stairs to first floor elevation with modern new fitted carpet and glazed balustrade, access to understairs storage, main feature wall with recess ideal for flatscreen television, built-in remote controlled slimline ornamental electric fire to remain as seen, gas service meters housed within recess storage, double opening to rear allowing access to spacious open-plan fitted kitchen.



Kitchen/Diner (4.85 x 3.36m)

Plastered emulsion décor and ceiling with full range of recess halogen spotlight fittings to kitchen area, full range of dove grey fitted kitchen units comprising ample wall-mounted units, base units, drawer pack, single sink and drainer unit with central mixer taps, integrated fridge/freezer within larder unit, new integrated electric oven, four ring gas hob, extractor canopy fitted above, quality flooring, integrated automatic washing machine, range of display lighting and kickboard lighting.



Dining Section

Matching décor and ceiling with feature dome, UPVC double-glazed double French doors to rear allowing access onto rear gardens, radiator, additional electric power points, modern white panel door to rear allowing access to bathroom/WC/shower.

Bathroom/WC/Shower

Excellent size with patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and



ceiling with Xpelair fan and range of halogen recess lighting, quality tiled flooring, central heating radiator, new white modern suite comprising panelled bath with central mixer taps, low-level WC, wash hand basin all complemented with splashback ceramic tiling, walk-in oversized double family shower cubicle with glazed panel and fully ceramic tiled with overhead shower supplied direct from combi system, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

First Floor Elevation

Landing

UPVC double-glazed window to rear offering unspoilt views over the surrounding hills, plastered emulsion décor and ceiling, quality modern new fitted carpet, glazed balustrade, generous access to loft, white modern panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.78 x 1.75m)

UPVC double-glazed sash-effect window to front offering splendid views of the surrounding mountains, plastered emulsion décor and ceiling, fitted carpet, ample electric power points.

Bedroom 2 (2.75 x 3.73m)

Sash-effect UPVC double-glazed window to front with unspoilt views, plastered emulsion décor and ceiling, quality new modern fitted carpet, radiator, ample electric power points.

Bedroom 3 (2.88 x 2.68m)

UPVC double-glazed window to rear offering splendid views, plastered emulsion décor and ceiling, quality modern new fitted carpet, radiator, ample electric power points.

Rear Garden

Flat private enclosed garden laid to concrete patio with outside water tap fitting, outside courtesy lighting, further allowing access onto artificial grass laid lawns with rendered boundary walls and UPVC double-glazed door allowing access to side entrance.

Front Garden

Laid to artificial lawn with brick-built front boundary wall with timber balustrade, matching gate, outside courtesy lighting.

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.