

propertyplus

for sale

Terraced House - Porth

£110,000

Property Reference: PP10308



This is a very well maintained, formerly three bedroom now converted to two double bedroom first floor bathroom/WC, extended mid-terrace property which offers excellent potential.



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Call Free 0800 043 7300

This is a very well maintained, formerly three bedroom now converted to two double bedroom first floor bathroom/WC, extended mid-terrace property which offers excellent potential. Being offered to the market at this very realistic price with no onward chain in order to achieve a quick sale. Situated in a popular side street location offering easy access to all amenities and services including schools, transport connections, leisure facilities etc. The property will be sold as seen with fitted carpets, light fittings. It affords garden to rear with rear lane access, UPVC double-glazing and gas central heating. Arrange your appointment to view today to avoid disappointment. It briefly comprises, entrance hallway, two reception rooms, fitted kitchen/diner, first floor landing, two double bedrooms, formerly three, plus shower room/WC, garden to rear with shed and outside WC.

Entranceway

Entrance via UPVC double-glazed door allowing access to entrance hallway.

Hallway

Papered décor, patterned artex ceiling, wall-mounted electric service meters, fitted carpet, telephone point, staircase to first floor elevation with matching fitted carpet, sapele doors allowing access to lounge and sitting room.

Lounge (2.90 x 3.88m)

UPVC double-glazed window to front, papered décor with one feature wall, papered ceiling, fitted carpet, two recess alcoves both fitted with base storage one housing gas service meters, ample electric power points.

Sitting Room (3.49 x 3.34m)

Sash timber window to rear through to kitchen, papered décor with one feature wall, patterned artex ceiling, fitted carpet, radiator, ample electric power points, feature fireplace with insert modern





electric fire set onto modern hearth to remain as seen, sapele door to side allowing access to inner lobby.

Inner Lobby

Textured ceiling access to loft, fitted carpet, opening through to kitchen/diner.

Kitchen/Diner (4.40 x 2.85m not including depth of recesses)

UPVC double-glazed window and door to rear allowing access to rear gardens, wood panel décor, central heating radiator, fitted carpet, cushion floor covering, patterned artex ceiling, range of base units including drawer packs, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances, ample space for kitchen table and chairs if required.

First Floor Elevation

Landing

Papered décor, fitted carpet, one wall light fitting, patterned artex ceiling, electric power points, sapele doors to bedrooms 1, 2, family shower room/WC, door to built-in storage cupboard.



Bedroom 1 (4.65 x 3.42m)

Two UPVC double-glazed windows to front, papered décor, textured emulsion ceiling, fitted carpet, radiator, electric power points.



Bedroom 2 (2.96 x 2.91m)

UPVC double-glazed window to rear, papered décor, plastered emulsion ceiling, fitted carpet, electric power points.



Shower Room/WC

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor with three walls ceramic tiled, plastered emulsion ceiling with access to loft and Xpelair fan, non-slip flooring, radiator, new wall-mounted gas combination boiler supplying domestic hot water and gas central heating, white suite to include low-level WC, wash hand basin, walk-in

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shower cubicle with electric shower.

Rear Garden

Laid to pathway with steps allowing access to gardens laid to grass with timber shed, garden will remain stocked with shrubs, plants etc, concrete block-built rear lane boundary wall with excellent rear lane access and access to outside WC.

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.