

Terraced House - Porth

£85,000

Property Reference: PP10493



This is a partly renovated and upgraded, two double bedroom, mid-terrace situated in this popular side street location offering immediate access to the main town with all its amenities and facilities.



This is a partly renovated and upgraded, two double bedroom, mid-terrace situated in this popular side street location offering immediate access to the main town with all its amenities and facilities. Ideal for commuting, with the railway station on your doorstep. This property would ideally suit property investment client or first time buyer with excellent potential to create your dream home. The property benefits from UPVC double-glazing, gas central heating. It affords fitted kitchen and first floor shower room/WC. Arrange your appointment to avoid disappointment. It is being offered for sale at this very realistic price in order to achieve a quick sale. No onward chain. It briefly comprises, open-plan lounge, fitted kitchen with integrated appliances, first floor landing, two double bedrooms, shower room/WC, garden to rear.

Entranceway

Entrance via UPVC double-glazed door allowing access to open-plan lounge.

Open-Plan Lounge (4.33 x 6.33m)

UPVC double-glazed windows to front and rear, plastered décor, concrete flooring, central heating radiators, open-plan stairs to first floor elevation, electric power points, wall-mounted electric service meters, gas service meter, white panel door to rear allowing access to kitchen.

Kitchen (3.39 x 2.65m)

UPVC double-glazed windows to side and rear, plastered emulsion décor, patterned artex ceiling, tiled-effect laminate flooring, radiator, UPVC double-glazed door to side allowing access to gardens, range of fitted kitchen units in light beech comprising ample wall-mounted units, base units, drawer packs, larder units, ample work surfaces, single sink and drainer unit with central mixer taps, ample electric power





points, integrated double electric oven, four ring electric hob, ample space for additional appliances.

First Floor Elevation

Landing

Generous access to loft, double doors to built-in storage cupboard, openings to bedrooms 1 and 2, further door allowing access to shower room/WC.

Bedroom 1 (2.69 x 4.42m)

Two UPVC double-glazed windows to front, radiator, electric power points.

Bedroom 2 (2.64 x 3.68m)

UPVC double-glazed window to rear, papered décor and ceiling, laminate flooring, radiator, electric power points.

Shower Room/WC (3.23 x 2.65m)

UPVC double-glazed window to rear, ceramic tiled décor to halfway, complete to shower area, remaining walls plastered emulsion, patterned artex ceiling, non-slip flooring, radiator, white suite to include low-level WC, wash hand basin, walk-in shower cubicle with Triton electric shower, door to built-in storage cupboard housing wall-mounted Baxi combination boiler.



Rear Garden

Overgrown and will require some attention with excellent rear lane 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.