

propertyplus

for sale

Terraced House - Cwmparc

£85,000

Property Reference: PP10447



Situated in this rural, picturesque location, we are delighted to offer to the market this beautifully presented, renovated and modernised, formerly three bedroom, mid-terrace cottage, currently converted to a one bedroom with modern shower room/WC to first floor together with spacious double bedroom.



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Situated in this rural, picturesque location, we are delighted to offer to the market this beautifully presented, renovated and modernised, formerly three bedroom, mid-terrace cottage, currently converted to a one bedroom with modern shower room/WC to first floor together with spacious double bedroom. The property is surrounded by unspoilt scenery of the countryside, Bwlch-y-Clawdd mountain and is complemented with small trickling stream. This property must be viewed to be fully appreciated and would ideally suit first time buyer, perhaps ideal as a holiday retreat or Air BnB. It benefits from UPVC double-glazing, gas central heating and will be sold including quality fitted carpets and floor coverings throughout, light fittings, blinds, curtains, curtain poles. The modern fitted kitchen will include white goods if required, together with integrated appliances, electric oven, four ring induction hob, extractor canopy fitted above. It affords low maintenance gardens laid to artificial grass with raised flowerbed borders, stocked with mature shrubs, plants, evergreens and excellent rear access. The views from the windows of this property area breathtaking and an early viewing is highly recommended. It briefly comprises, entrance hall, lounge/diner, fitted kitchen with integrated appliances, first floor landing, generous double bedroom, spacious shower room/WC, garden to rear.

Entranceway

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

Hallway

Plastered emulsion décor, textured emulsion ceiling, wall-mounted electric service meters, fitted carpet, radiator, stairs to first floor elevation with matching fitted carpet, white panel door





allowing access to lounge/diner.

Lounge/Diner (6.07 x 4.35m)

UPVC double-glazed window to front offering unspoilt views over the surrounding countryside and Bwlch-y-Clawdd mountain, further UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with one feature wall papered, patterned artex ceiling with two pendant ceiling light fittings, two radiators, quality fitted carpet, ample electric power points, oversized light oak Adam-style feature fireplace with black marble insert and matching hearth housing ornamental log electric fire to remain as seen, gas service meters housed within base storage cupboard, access to understairs storage, white panel door to rear allowing access to kitchen.



Kitchen (3.15 x 2.57m)

UPVC double-glazed window to rear overlooking rear gardens, UPVC double-glazed door to side allowing access to garden, plastered emulsion décor, patterned artex ceiling, quality wood panel flooring, central heating radiator, full range of ivory fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, integrated electric oven, induction hob, extractor canopy fitted above, ample space for additional appliances, white goods including automatic washing machine and fridge/freezer to remain if required.



First Floor Elevation

Landing

Plastered emulsion décor and ceiling, spindled balustrade, fitted carpet, central heating radiator, white panel door to bedroom 1



and family shower room/WC.

Bedroom 1 (4.59 x 3.52m)

UPVC double-glazed window to front overlooking Bwlch-y-Clawdd mountain, plastered emulsion décor and ceiling with four-way spotlight fitting, generous access to loft, quality fitted carpet, radiator, ample electric power points, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, this was originally two bedrooms but is now one oversized double.

Shower Room/WC (2.51 x 2.69m)

Patterned glaze UPVC double-glazed window to rear with made to measure blinds to remain as seen, quality modern PVC panelled décor floor to ceiling, PVC panelled ceiling with Xpelair fan and modern recess lighting, radiator, non-slip flooring, modern suite to include low-level WC, wash hand basin set within contrast base, high gloss vanity unit with central mixer taps and vanity mirror above, walk-in shower area with electric shower.

Rear Garden

Beautifully presented, low maintenance, flat garden laid to artificial grass-laid gardens to remain heavily stocked with mature shrubs, plants etc, rear lane

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.