

Terraced House - Maerdy

£89,950

Property Reference: PP10427



This is a very well maintained, three bedroom, mid-terrace property situated in this popular side street location. It would ideally suit first time buyer to create your dream home. It benefits from UPVC double-glazing, gas central heating and will be sold with all fitted carpets, floor coverings, blinds, light fittings and many extras.



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Entranceway

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

Porch

Papered décor and ceiling, tiled flooring, clear glazed French panel door to rear allowing access to hallway.

Hallway

Papered décor and ceiling, fitted carpet, radiator, telephone point, staircase to first floor elevation with matching fitted carpet, sapele door to side allowing access to lounge/diner.

Lounge/Diner (3.40 x 6.50m not including depth of recesses)

UPVC double-glazed window to front with made to measure blinds, papered décor with one feature wall, wall light fittings to remain, patterned artex and coved ceiling with two ceiling light fittings, fitted carpet, radiators, electric power points, gas service meters housed in storage, sapele doors to side allowing access to lobby, patterned glaze panel door to rear allowing access





to kitchen/breakfast room.

Kitchen/Breakfast Room (3.87 x 2.68m)

UPVC double-glazed window and door to rear allowing access and overlooking rear gardens, plastered emulsion décor, patterned artex and coved ceiling with electric striplight fitting, full range of white fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, drawer packs, work surfaces, co-ordinate splashback, freestanding electric cooker to remain as seen, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances, central heating radiator.



Lobby

Plastered emulsion décor, papered ceiling, tiled flooring, access to understairs storage, patterned glaze panel door to rear allowing access to shower room/WC.

Shower Room/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor, textured and coved ceiling, cushion floor covering, chrome heated towel rail, white suite to include low-level WC, wash hand basin with central mixer taps housed within high gloss base vanity unit with vanity mirror and shelf above, walk-in double family shower cubicle with electric shower and marble-effect panelled décor.



First Floor Elevation

Landing

UPVC double-glazed window to rear with made to measure blinds, overlooking rear gardens, papered décor, patterned artex and coved ceiling, fitted carpet, spindled balustrade, electric point, sapele doors to bedrooms 1, 2, 3.

Bedroom 1 (1.97 x 2.95m)

UPVC double-glazed window to front with made to measure blinds, papered décor, patterned artex



ceiling with coving, access to loft, radiator, fitted carpet, electric power points.

Bedroom 2 (2.40 x 3.90m)

UPVC double-glazed window to front with made to measure blinds, papered décor, textured and coved ceiling, fitted carpet, radiator, electric power points.

Bedroom 3 (2.70 x 2.38m)

UPVC double-glazed window to rear, papered décor, patterned artex ceiling with coving, fitted carpet, ample electric power points, built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Excellent sized garden laid to grass 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.