

# propertyplus

# for sale

**Terraced House - Stanleytown**

**£128,000**

*Property Reference: PP10591*



Renovated and modernised is this three bedroom, mid-terrace property situated in this cul-de-sac side street location with unspoilt views to the front over the surrounding mountains and valley.



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**Call Free 0800 043 7300**

Renovated and modernised is this three bedroom, mid-terrace property situated in this cul-de-sac side street location with unspoilt views to the front over the surrounding mountains and valley. This property affords UPVC double-glazing, gas central heating and will be sold including all fitted carpets and floor coverings throughout. It affords generous sized garden to rear with enormous potential to create off-road parking or driveway with rear street access. A quiet side street with picturesque views but offering easy access to all amenities and facilities. Close to schools at all levels, leisure centre and excellent for road links for M4 corridor. This property is being offered for sale at a very realistic price in order to achieve a quick sale. An early viewing is highly recommended. It briefly comprises, entrance hallway, spacious lounge/diner, fitted kitchen with integrated appliances, modern bathroom/WC, first floor landing, three generous sized bedrooms, garden to rear.

#### Entranceway

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

#### Hallway

Plastered emulsion décor and ceiling, wall-mounted electric service meters, radiator, quality fitted carpet, staircase to first floor elevation with matching fitted carpet, clear glazed French door to side allowing access to lounge/diner.

#### Lounge/Diner (3.53 x 6.50m not including depth of recesses)

UPVC double-glazed window to front with unspoilt views over the surrounding hills, plastered emulsion décor and ceiling, UPVC double-glazed window to rear overlooking rear gardens, three recess alcoves, one housing base storage and gas service meters, quality fitted carpet, two radiators, ample





electric power points, modern light grey panel door to side allowing access to understairs storage, opening to rear through to kitchen.

Kitchen (2.85 x 3.13m not including depth of recesses) UPVC double-glazed window and door to side allowing access to rear gardens, plastered emulsion décor and ceiling, cushion floor covering, radiator, full range of white high gloss fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four ring electric hob, extractor canopy fitted above, single sink and drainer unit with mixer taps, plumbing for automatic washing machine, ample space for additional appliances, modern white panel door to rear allowing access to bathroom/WC.

#### Bathroom/WC

Generous sized bathroom/WC with patterned glaze UPVC double-glazed window to side, plastered emulsion décor with porcelain tiled décor to halfway to one wall and complete to bath area, plastered emulsion ceiling, Xpelair fan, porcelain tiled flooring, radiator, white suite to include, low-level WC, wash hand basin set within high gloss base vanity unit with central mixer taps, panelled bath with above bath shower screen and shower supplied direct from combi system.

#### First Floor Elevation

##### Landing

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor, textured emulsion ceiling with generous access to loft, spindled balustrade, fitted carpet, electric power points, modern light grey panel doors allowing access to bedrooms 1, 2, 3.

##### Bedroom 1

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(2.19 x 4.09m)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power points.

Bedroom 2 (2.82 x 3.39m not including depth of recesses)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor and ceiling, quality fitted carpet, radiator, ample electric power points, original cast iron fireplace and basket ideal for ornamental display.

Bedroom 3 (2.95 x 3.12m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, quality fitted carpet, radiator, ample electric power points, modern light grey panel door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Excellent sized garden with enormous potential of excellent rear access and possible off-road parking if required.

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## 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

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# 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.