

**Terraced House - Treherbert**

**£72,000**

*Property Reference: PP10658*



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Ideal for developer or investor client or perhaps first time buyer, we offer to the market this three bedroom, mid-terrace property situated in a quiet side street location with unspoilt views over the surrounding hills and mountains including Penpych mountain. The property offers great potential, will require cosmetic makeover and will be sold as seen. It affords an excellent sized garden to rear with outbuilding and rear access. Great potential for construction of garage or off-road parking, subject to planning permission. This property benefits from UPVC double-glazing and gas central heating and is being offered for sale at a very realistic price in order to achieve a quick sale. It briefly comprises, entrance hall, lounge/diner, lobby, fitted kitchen, utility, bathroom/WC, first floor landing, three bedrooms, garden to rear.

#### Entranceway

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

#### Hallway

Papered décor, patterned artex ceiling with coving, laminate flooring, wall-mounted electric service meters, door to side allowing access to lounge.

#### Lounge/Diner (3.15 x 6.41m)

UPVC double-glazed window to front, timber window to rear through to kitchen, papered décor, patterned artex ceiling, two radiators, electric power points, gas service meters, built-in storage cupboard, access to understairs storage facility, opening to rear through to kitchen, access to rear through to lobby.

#### Kitchen (3.85 x 2.63m)

UPVC double-glazed window and barn-style half and half door to rear allowing access to rear gardens, plastered emulsion décor, patterned artex ceiling, non-slip flooring, radiator, full range of light beech fitted kitchen units





comprising ample wall-mounted units, base units, work surfaces with splashback, single sink and drainer unit, electric power points, gas and electric cooker power point.

#### Lobby

Fitted carpet, staircase to first floor elevation opening to utility area.

#### Utility Area

Papered décor, patterned artex ceiling, fitted carpet, work surface, plumbing for automatic washing machine, white panel door to rear allowing access to bathroom/WC.

#### Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, patterned artex ceiling, papered décor with two walls ceramic tiled, Xpelair fan, cushion floor covering, radiator, white suite to include panelled bath with twin handgrips, central mixer taps and shower attachment, low-level WC, wash hand basin.

#### First Floor Elevation

##### Landing

Fitted carpet, textured emulsion ceiling, access to loft, doors to bedrooms 1, 2, 3.

##### Bedroom 1 (2.37 x 2.11m)

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

##### Bedroom 2 (2.43 x 3.33m)

UPVC double-glazed window to front with unspoilt views, papered décor, patterned artex ceiling, fitted carpet, radiator, electric power points.

##### Bedroom 3 (2.88 x 3.28m)

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

#### Rear Garden

In need of some

attention with outbuilding and excellent rear access, laid to patio and further to grassed

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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.