

Terraced House - Wattstown

£115,000

Property Reference: PP10687



This is a completely renovated and modernised, three bedroom, mid-terrace property situated in this quiet cul-de-sac side street of Wattstown offering easy access to the main villages of Ferndale and Porth, easy access for schools, transport connections and with outstanding walks over the surrounding hills and mountains.



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Entranceway

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

Open-Plan Lounge (4.63 x 4.63m)

UPVC double-glazed window to front, plastered emulsion décor and coved ceiling with modern ceiling light fitting, quality new fitted carpet, radiator, wall-mounted electric service meters, two recess alcoves one housing base storage and gas service meters, ample electric power points, telephone point, television aerial socket, white panel door to side allowing access to sitting room/dining room.

Sitting Room/Dining Room (4.36 x 3.55m not including depth of recesses)

UPVC double-glazed window to rear





overlooking rear gardens, plastered emulsion décor and ceiling, radiator, new fitted carpet, ample electric power points, two recess alcoves, white panel door to built-in storage cupboard supplied with electric power and fitted with shelving, open-plan stairs to first floor elevation with spindled balustrade and new fitted carpet, opening to rear through to kitchen.

Kitchen (2.49 x 2.45m)

UPVC double-glazed window to side, UPVC double-glazed door to side allowing access to rear gardens, plastered emulsion décor and coved ceiling with modern ceiling light fitting, cushion floor covering, full range of high gloss dove grey fitted kitchen units comprising ample wall-mounted units, base units, co-ordinate splashback ceramic tiling, ample electric power points, single sink and drainer unit with central mixer taps, drawer packs, integrated electric oven, four ring gas hob, plumbing for automatic washing machine, space for fridge/freezer if required, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

First Floor Elevation

Landing

Plastered emulsion décor and coved ceiling with access to loft, new fitted carpet, electric power points, white panel doors allowing access to bedrooms 1, 2, 3, family bathroom.

Bedroom 1 (2.95 x 2.17m)

UPVC double-glazed window to front, plastered emulsion décor and coved ceiling, new fitted carpet, radiator, electric power points.

Bedroom 2 (2.95 x 2.22m)

UPVC double-glazed window to front, plastered emulsion décor and coved ceiling, new fitted carpet, radiator, electric power points.

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Bedroom 3 (3.85 x 1.99m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and coved ceiling, new fitted carpet, radiator, electric power points.

Family Bathroom

Plastered emulsion décor and coved ceiling with range of recess lighting, Xpelair fan, cushion floor covering, radiator, white suite to include panelled bath with central mixer taps and shower attachment, above bath shower screen, modern PVC panelling to bath area, low-level WC, wash hand basin with central mixer taps and splashback.

Rear Garden

Laid to concrete yard with steps allowing access to excellent sized garden with potential.

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.