

**Terraced House - Pentre**

**£92,000**

*Property Reference: PP10378*



This is a very well maintained, three bedroom, mid-terrace property situated here in this popular side street, offering easy access to all amenities.





This is a very well maintained, three bedroom, mid-terrace property situated here in this popular side street, offering easy access to all amenities. The property will be sold as seen, benefitting from UPVC double-glazing and gas central heating. An ideal property for first time buyer with much of the original character and charm including the circular hallway walls. It affords low maintenance small rear garden with rear lane access. This property is being sold with vacant possession with no onward chain and an opportunity for a first time buyer to create your dream home. It briefly comprises, through entrance hallway, lounge, sitting room, fitted kitchen with integrated oven, hob and extractor, bathroom/WC, first floor landing, three bedrooms, garden to rear, rear access.

## Entranceway

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

## Hallway

Through hallway, plastered emulsion décor, dado to centre, electric service meters, radiator, fitted carpet, staircase to first floor elevation with spindled balustrade, doors allowing access to sitting room, lounge and kitchen.

## Lounge (3.07 x 3.89m)

Mahogany-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points, three recess alcoves one with base storage housing gas service meters.

## Sitting Room (3.13 x 3.77m)

UPVC double-glazed double French doors to rear allowing access onto rear gardens, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, radiator, fitted carpet, ample electric power points, three recess alcoves.

## Kitchen (3.24 x 3.01m)

UPVC double-glazed window to side, UPVC







double-glazed door to side allowing access to rear gardens, plastered emulsion décor and ceiling with electric striplight fitting, cushion floor covering, radiator, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, 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, four ring gas hob, extractor canopy fitted above, breakfast bar, access to understairs storage, door to rear allowing access to bathroom/WC.



### Bathroom/WC

Two patterned glaze UPVC double-glazed windows to rear, plastered emulsion décor and ceiling, cushion floor covering, radiator, all fixtures and fittings to remain, white suite to include panelled bath, low-level WC, wash hand basin.

### First Floor Elevation

#### Landing

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling, spindled balustrade, original panelled doors to bedrooms 1, 2, 3, double doors to built-in storage cupboard fitted with shelving.



#### Bedroom 1 (2.12 x 2.62m)

Mahogany-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling, access to loft, fitted carpet, radiator, electric power points.

#### Bedroom 2 (2.96 x 3.52m)

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

#### Bedroom 3 (2.96 x 3.04m)

UPVC double-glazed window to rear overlooking rear gardens and views of the surrounding hills, plastered emulsion décor and



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ceiling, fitted carpet, radiator, electric power points, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

#### Rear Garden

Enclosed garden with low maintenance, laid to patio slab with original stone rear boundary wall and rear access.

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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.