

Terraced House - Porth

£129,950

Property Reference: PP10764



propertyplus
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Situated here in this quiet, secluded, side street position but still offering immediate access to the village of Porth with all its amenities, facilities including transport connections, leisure facilities and schools at all levels, we are delighted to offer to the market this completely renovated and modernised, three bedroom, traditional stone built terraced cottage with gardens and off-road parking.



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Entranceway

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

Lounge/Diner (6.87 x 5m)

UPVC double-glazed window to front, UPVC double-glazed window to rear, plastered emulsion décor and ceiling with range of recess lighting, wall-mounted and boxed in service meters, ample electric power points, two radiators, laminate flooring, open-plan stairs to first floor elevation with fitted carpet and spindled balustrade, opening to rear through to kitchen.

Kitchen (2.52 x 3.10m not including depth of recesses)

UPVC double-glazed window and door to side allowing access to rear gardens, plastered emulsion décor and ceiling with recess lighting, laminate flooring, radiator, ample electric power points, full range of base units in dove grey including drawer packs, ample work





surfaces with splashback ceramic tiling, integrated electric oven, four ring gas hob, single sink and drainer unit with central mixer taps, ample space for additional appliances.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, access to loft, new fitted carpet, modern white panel doors to bedrooms 1, 2, 3, family bathroom.

Bedroom 1 (3.07 x 1.76m)

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

Bedroom 2 (3.11 x 2.43m)

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

Family Bathroom

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with recess lighting, quality tiled flooring, chrome heated towel rail, new suite to include panelled bath with central mixer taps, above bath shower screen, overhead rainforest shower and attachments supplied direct from combi system, fully ceramic tiled to bath area, low-level WC, wash hand basin with central mixer taps, splashback ceramic tiling, wash hand basin set within high gloss base vanity unit, wall-mounted vanity mirror light.

Bedroom 3 (2.93 x 3.21m)

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

Rear Garden

Laid to concrete with gravel feature



borders, outside service meters, timber rear boundary fencing, matching gate allowing lane access.

Front Garden

Laid to paved patio with slate featured section, artificial grass-laid section, leading onto slate laid driveway to accommodate off-road parking, outside water tap fitting.

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.