

Terraced House - Pentre

£105,000

Property Reference: PP10697



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This is a three bedroom, three storey, mid-terrace property situated here in this popular location offering easy access to all amenities and facilities.



This is a three bedroom, three storey, mid-terrace property situated here in this popular location offering easy access to all amenities and facilities. The property, renovated and modernised some years ago, will require a cosmetic makeover but offers enormous potential with flat garden to rear, excellent rear access and the possibility of construction of off-road parking, of course subject to planning. This property offers excellent family-sized accommodation with schools at all levels close by. The Gelli Park with its bowling green and playing area for young children, transport connections and leisure facilities. This property benefits from UPVC double-glazing, gas central heating. It will be sold as seen, briefly comprising entrance hallway, lounge/sitting room, lower ground floor fitted kitchen/dining area, utility area, cloaks/WC, first floor landing, three bedrooms, family bathroom/WC, garden to rear.

Entranceway

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

Hallway

Plastered emulsion décor with one wall papered, fitted carpet, radiator, electric power points, wall-mounted electric service meters, papered ceiling, staircase allowing access to lower ground floor, opening to side through to lounge.

Lounge (3.66 x 6.51m)

UPVC double-glazed windows to front and rear, papered décor and coved ceiling, three recess alcoves, one with base storage housing gas service meters, two radiators, ample electric power points, staircase allowing access to first floor elevation.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, generous access to loft, fitted carpet, spindled balustrade, doors allowing access to



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bedrooms 1, 2, 3, further door allowing access to bathroom/WC.

Bedroom 1 (1.96 x 2.72m)

UPVC double-glazed window to front, plastered emulsion décor with one feature papered, textured emulsion ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (2.57 x 3.72m)

UPVC double-glazed window to front, plastered emulsion décor with one wall papered, textured emulsion ceiling, fitted carpet, radiator, electric power points.

Bedroom 3 (2.21 x 2.77m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with three walls papered, textured emulsion ceiling, fitted carpet, radiator, electric power points.



Bathroom

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor with ceramic tiling, complete to bath area, halfway to one wall, Xpelair fan, plastered emulsion ceiling, fitted carpet, radiator, white suite to include low-level WC, wash hand basin, panelled bath with central mixer taps.



Lower Ground Floor

Lobby

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling allowing access to kitchen.

Kitchen (4.46 x 5.12m)

UPVC double-glazed window and door to rear allowing access and overlooking rear gardens, plastered emulsion décor with one wall papered, plastered emulsion ceiling with range of recess lighting, central heating radiator, ceramic tiled flooring, door to understairs storage, range of kitchen units including wall and base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, electric cooker power point,



wall-mounted gas combination boiler, door to utility room.

Utility Room

Plastered emulsion décor and ceiling with recess lighting, ceramic tiling, further range of base units, ceramic tiled flooring, radiator, electric power points, plumbing for automatic washing machine, opening to side through to cloaks/WC.

Cloaks/WC

Plastered emulsion décor and ceiling with Xpelair fan, ceramic tiled flooring, radiator, suite to include low-level WC, wash hand basin.

Rear Garden

Laid to grass with excellent rear lane access and offers great 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.