

End of Terrace - Treorchy

£234,950

Property Reference: PP10918



Beautifully presented, completely renovated and modernised, double extended, three double bedroom, end terrace property situated in one of the most sought after residential side streets of Treorchy, offering immediate access into the main village itself with all its amenities and facilities, being an award-winning village, this property is much sought after.



Beautifully presented, completely renovated and modernised, double extended, three double bedroom, end terrace property situated in one of the most sought after residential side streets of Treorchy, offering immediate access into the main village itself with all its amenities and facilities, being an award-winning village, this property is much sought after. The property offers generous family-sized accommodation with UPVC double-glazing, gas central heating, it will include all made to measure blinds, quality fitted carpets and floor coverings, modern fitted wardrobes to two bedrooms, first floor cloaks/WC in addition to ground floor family bathroom/WC, modern fitted kitchen with range of integrated appliances, matching breakfast bar and cooking range to remain as seen, additional utility room. Flat gardens to rear with south-facing views over the surrounding hills and forestry. This property really must be viewed, close to schools at all levels, transport connections and ample leisure facilities close by. Be sure to book your viewing appointment today to avoid disappointment. It briefly comprises, entrance porch, spacious open-plan through hallway, sitting room/dining room, lounge with wood burner, modern fitted kitchen with breakfast area, utility room, bathroom/WC, first floor double landing, three double bedrooms, two with fitted wardrobes, cloaks/WC, gardens to rear.

## Entranceway

Entrance via composite double-glazed panel door allowing access to entrance porch.

## Porch

Papered décor, original coved and papered ceiling, boxed in electric service meters, quality laminate flooring, modern clear glazed panel door to rear allowing access to through entrance





hallway.

## Hallway

Papered décor, plastered emulsion ceiling with recess lighting, radiator, quality laminate flooring, original staircase with spindled balustrade to first floor elevation with modern fitted carpet, modern clear glazed panel doors allowing access to sitting room/dining room and lounge, original panelling to stairwell with storage, door allowing access to walk-in pantry, matching clear glazed modern panel door to rear allowing access to kitchen/breakfast room.

## Sitting Room/Dining Room (3.95 x 2.88m)

Sash UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor with one feature wall papered, plastered emulsion and original coved ceiling, radiator, ample electric power points, quality fitted carpet, two recess alcoves.

## Lounge (3.26 x 3.55m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens and with unspoilt views over the surrounding mountains, plastered emulsion décor and coved ceiling, quality modern fitted carpet, radiator, Inglenook fireplace with stone hearth housing log burner, two recess alcoves, one with base storage, ample electric power points.

## Kitchen/Breakfast Room (3.55 x 2.65m)

UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor and ceiling with modern four-way spotlight fitting, cushion floor covering, contrast slimline heated towel rail/radiator, quality modern graphite high gloss fitted kitchen with copper trim comprising ample wall-mounted units, base units, drawer packs, larder units, wine racks, ample work surfaces with

co-ordinate splashback ceramic tiling and matching breakfast bar, contrast insert sink and drainer with central mixer taps, integrated dishwasher, freestanding five ring cooking range to remain as seen with extractor unit fitted above, modern solid panel door to rear allowing access to utility room.

## Utility Room

Generous size utility room with UPVC double-glazed door to side allowing access to gardens, quality ceramic tiling to halfway with plastered emulsion décor above, plastered emulsion ceiling with recess lighting, radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, plumbing for automatic washing machine, ample space for additional appliances, ample electric power points, solid modern panel door to rear allowing access to family bathroom/WC.

## Family Bathroom

Patterned glaze UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor and ceiling with recess lighting, Xpelair fan, cushion floor covering, radiator, white oversized heated towel rail, modern white suite comprising shower-shaped panel bath with central waterfall feature mixer taps, overhead rainforest shower with attachments supplied direct from combi system, above bath shower screen, fully ceramic tiled to bath area, low-level WC, wash hand basin with central waterfall feature mixer taps set within high gloss base vanity unit and splashback ceramic tiling.

## First Floor Elevation

### Landing

Matching décor to entrance hallway, spindled balustrade, plastered emulsion ceiling, generous access to loft with pulldown ladder, quality fitted carpet, modern panel doors to bedrooms 1, 2, 3, cloaks/WC.

### Bedroom 1 (5.01 x 3.23m)

Two sash UPVC double-glazed windows to front with made to measure blinds, plastered emulsion décor with two contrast walls papered, ample electric power points, quality fitted carpet, radiator, ample electric power points, range of built-in wardrobes providing ample hanging and shelving space.

### Bedroom 2 (3.20 x 3.24m)

UPVC double-glazed window to rear with made to measure blinds offering unspoilt views, plastered emulsion décor with two contrast walls papered, plastered emulsion ceiling, fitted carpet, radiator, ample electric power points, range of built-in wardrobes providing ample hanging and shelving space.

### Cloaks/WC

Fully ceramic tiled to halfway with plastered emulsion décor above, plastered emulsion ceiling, cushion floor covering, white heated towel rail, white suite to include low-level WC, wash hand basin set within high gloss base vanity unit.

### Bedroom 3 (2.75 x 2.65m)

UPVC double-glazed window to side with made to measure blinds offering unspoilt views over the surrounding mountains and forestry, plastered emulsion décor with contrast papered walls, plastered emulsion ceiling, ample electric power point, radiator, quality fitted carpet.

## Rear Garden

Laid to artificial grass with original stone side boundary wall with feature fencing, glass balustrade, further allowing access to patio garden with purpose-built pagoda to remain as seen, an ideal seating area, side access, unspoilt views.

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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.