

propertyplus

for sale

Terraced House - Treorchy

£140,000

Property Reference: PP10967



This is a beautifully presented, completely renovated and modernised, spacious, double extended, three double bedroom plus loft storage, mid-terrace property situated in this popular side street with unspoilt views of Penpych and the Rhigos mountain.



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This is a beautifully presented, completely renovated and modernised, spacious, double extended, three double bedroom plus loft storage, mid-terrace property situated in this popular side street with unspoilt views of Penpych and the Rhigos mountain. It offers easy access to all amenities including schools at all levels, rail and bus connections, outstanding walks over the surrounding mountains and forestry, not forgetting leisure facilities close by. The property is very well presented and benefits from UPVC double-glazing, gas central heating, will be sold including fitted carpets, floor covering, light fittings, made to measure blinds, integrated appliances and offers generous family-sized accommodation. An early viewing is highly recommended with flat garden to rear and rear lane access. It briefly comprises, entrance porch, spacious open-plan lounge/diner, modern fitted kitchen with range of integrated appliances, bathroom/WC/shower, first floor double landing, three double bedrooms formerly four, loft storage, cloaks/WC, flat garden to rear with rear lane access.

Entranceway

Entrance via light oak-effect UPVC double-glazed door allowing access to entrance porch.

Porch

Plastered emulsion décor and ceiling, wall-mounted and boxed in electric service meters, laminate flooring, central heating radiator, ornate leaded glaze panel window to side through to lounge, clear glazed French door to rear allowing access to lounge/diner.

Lounge/Diner (6.52 x 4.42m not including depth of recesses)

Light oak-effect brass-lead Georgian UPVC double-glazed window to front, UPVC double-glazed window to rear both with made to measure blinds, plastered emulsion décor and



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coved ceiling with two three-way spotlight fittings, two wall light fittings, laminate flooring, central heating radiator, ample electric power points, Adam-style feature fireplace with matching insert and hearth housing pebble-effect electric fire, two recess alcoves both with base storage cupboards, one house gas service meters, open-plan stairs to first floor elevation with spindled balustrade and carpet tread, small understairs storage facility, white panel door to rear allowing access to kitchen.

Kitchen (4.36 x 2.73m)

UPVC double-glazed window to side with made to measure blinds, UPVC double-glazed door to side allowing access to gardens, plastered emulsion décor and coved ceiling with three-way spotlight fitting, ceramic tiled décor, central heating radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, Xpelair fan, full range of white high gloss kitchen units comprising ample wall-mounted units, base units, drawer sections, ample work surfaces with co-ordinate splashback ceramic tiling, stainless steel sink and drainer with central mixer taps, plumbing for automatic washing machine and dishwasher, integrated double electric oven, four ring electric hob and extractor canopy fitted above, ample space for additional appliances, ample space for American-style fridge/freezer if required, white panel door to rear allowing access to bathroom/WC.



Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor to halfway with plastered emulsion décor above to two walls, fully ceramic tiled to shower



area, plastered emulsion ceiling with two sets of two-way spotlight fittings, all fixtures and fittings to remain, ceramic tiled flooring, central heating radiator, white suite to include panelled bath with central mixer taps and shower attachment, low-level WC, wash hand basin, walk-in shower cubicle with hot water supplied direct from combi system.

First Floor Elevation

Landing

Generous sized double landing with matching décor to main lounge, spindled balustrade, quality fitted carpet, plastered emulsion décor, white panel doors to bedrooms 1, 2, 3, cloaks/WC, further staircase allowing access to loft storage.

Bedroom 1 (3.19 x 4.67m)

Two brass-leaded Georgian light oak UPVC double-glazed windows to front with made to measure blinds, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, laminate flooring, radiator, ample electric power points, television aerial socket.

Bedroom 2 (2.71 x 3.25m)

UPVC double-glazed window to rear with made to measure blinds overlooking Rhigos mountain and rear gardens, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, electric power points, radiator.

Cloaks/WC

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor and ceiling, laminate flooring, white suite to include low-level WC, petite wash hand basin.

Bedroom 3 (2.85 x 2.75m)

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 ceiling with four-way spotlight fitting, laminate flooring, ample electric power points, central heating radiator.

Loft Storage

Full width and depth of the main property with plastered emulsion décor and ceiling with recess lighting and two genuine Velux double-glazed skylight windows, quality flooring, radiator, concealed storage within eaves, spindled balustrade, ample electric power points.

Rear Garden

Low maintenance garden laid to concrete further allowing access onto paved patio with timber boundary fencing, rear lane access, outside water tap fitting, ideal for children.

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.