

End of Terrace - Gelli

£179,950

Property Reference: PP10942



This is a beautifully renovated and modernised, deceptively spacious, four bedroom, end-terrace property, situated here in this quiet cul-de-sac side street with outstanding views over the river and mountains.



This is a beautifully renovated and modernised, deceptively spacious, four bedroom, end-terrace property, situated here in this quiet cul-de-sac side street with outstanding views over the river and mountains. Ideal for families with children with its flat low maintenance rear garden, close to all amenities including schools and transport connections. This property will be completed by mid February and an early viewing appointment is essential. Completed by one of our professional building companies where the finish is of outstanding quality. It briefly comprises, entrance hall, open-plan lounge/diner with glass balustrade, quality complete fitted kitchen with integrated appliances and additional dining section onto rear gardens, first floor landing, four bedrooms, the master with built-in wardrobes and en-suite shower/WC, family bathroom/WC, gardens and side entrance.

#### Entranceway

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

#### Entrance Hall

Plastered emulsion décor and ceiling with range of recess lighting, quality wood panelled flooring, modern slimline upright radiator, wall-mounted and boxed in electric service meters, white panel door to built-in storage cupboard, double modern clear glazed panel doors to side allowing access to lounge/diner.

#### Lounge/Diner (6.57 x 4.85m not including depth of recesses)

Sash-effect UPVC double-glazed window to front with unspoilt views of the surrounding mountains, UPVC double-glazed window to rear with views of rear gardens and mountains, plastered emulsion décor and ceiling with full range of recess lighting, quality wood panel flooring, two radiators, ample electric power points, three





recess alcoves, one with base storage housing gas service meters, modern white panel door to understairs storage facility, open-plan modern staircase with fitted carpet and contrast décor and glazed balustrade allowing access to first floor, modern white panel door to rear allowing access to generous modern fitted kitchen and dining area.

#### Kitchen/Diner (6.35 x 3.12m)

Plastered emulsion décor and ceiling with full range of recess lighting, white modern panel door allowing access to built-in storage cupboard, central heating radiators, modern slimline radiators, full range of quality light oak with contrast trim fitted kitchen units comprising ample wall-mounted units, base units, larder units, ample work surfaces with matching splashback, integrated fridge/freezer, integrated automatic washing machine, integrated electric oven, four ring induction hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, opening out to dining area with matching décor, ample electric power points, UPVC double-glazed double French doors opening out to rear gardens.

#### First Floor Elevation

##### Landing

Plastered emulsion décor and ceiling, modern slimline radiator, contrast balustrade, glass panelling, plastered emulsion ceiling, generous access to loft, modern white panel doors to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, bedrooms 1, 2, 3, 4, family bathroom.

##### Bedroom 1 (2.87 x 2.28m)

Sash-effect UPVC double-glazed window to front with unspoilt views, plastered emulsion

décor and ceiling, fitted carpet, radiator, electric power points.

## Bedroom 2 (2.49 x 3.18m)

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

## Bathroom

Generous sized family bathroom with plastered emulsion décor and ceiling with full range of halogen recess lighting, Xpelair fan, cushion floor covering, contrast slimline heated towel rail, modern white suite comprising panelled bath with central mixer taps, low-level WC, circular wash bowl set onto base unit with freestanding central mixer taps.

## Bedroom 3 (2.98 x 1.83m)

Sash-effect UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor and ceiling, ample electric power points, quality modern new fitted carpet, radiator.

## Bedroom 4 (3.08 x 3.04m)

UPVC double-glazed window to side, plastered emulsion décor and ceiling with full range of recess lighting, modern new fitted carpet, central heating radiator, ample electric power points, modern white panel doors allowing access to walk-in storage cupboard with lighting and fitted carpet ideal for conversion to wardrobe, further door allowing access to en-suite shower room/WC.

## En-Suite Shower Room

Plastered emulsion décor and ceiling with full range of recess lighting, Xpelair fan, cushion floor covering, radiator, white suite to include low-level WC, wash hand basin, walk-in shower cubicle fully ceramic tiled housing electric shower.

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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.