

**Terraced House - Cwmparc**

**£129,950**

*Property Reference: PP10952*



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Situated here in this convenient location, offering immediate access to all amenities and facilities, is this deceptively spacious, three double bedroom, mid-terrace property, renovated and modernised, benefitting from UPVC double-glazing and gas central heating. The property will be sold as seen including fitted carpets, floor coverings, light fittings and many extras. It offers immediate access to schools at all levels, transport connections, rail and bus, outstanding views over the surrounding Bwlch-y-Clawdd mountain and countryside. This property must be viewed, with a combination of original and modern features. It is being sold with no onward chain and vacant possession. It briefly comprises, entrance porch, entrance hall, spacious lounge/diner, fitted kitchen/breakfast room, inner hallway, utility room, first floor double landing, three generous sized bedrooms, formerly four, family bathroom/WC, flat garden to rear with excellent views.

#### Entranceway

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

#### Porch

Plastered emulsion décor and ceiling, tiled flooring, wall-mounted electric service meters, oak colour-stained and leaded solid door to rear allowing access to hallway.

#### Hallway

Plastered emulsion décor and ceiling with two-way spotlight fitting, tiled flooring, radiator, staircase to first floor elevation with fitted carpet, double opening to side allowing access to open-plan lounge/sitting room.

#### Open-Plan Lounge/Sitting Room (3.91 x 6.69m not including depth of recesses)

UPVC double-glazed window to front and rear offering unspoilt views over the Bwlch-y-Clawdd mountain, plastered emulsion décor and ceiling with two pendant





ceiling light fittings, quality ceramic tiled flooring, central heating radiators, ample electric power points, arched recess alcoves both fitted with base storage, one housing gas service meters, further two recess alcoves fitted with shelving, telephone point, ample electric power points, light oak original panel door to rear allowing access to kitchen.

#### Kitchen (4.31 x 3.15m)

Two Georgian UPVC double-glazed windows to side, plastered emulsion décor and ceiling with modern six-way spotlight fitting, porcelain tiled flooring, central heating radiator, original panel door allowing access to understairs storage, full range of modern midnight blue in colour kitchen units comprising ample wall-mounted units, base units, drawer pack, larder unit, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for dishwasher, integrated electric oven, four ring gas hob with extractor canopy fitted above, larder unit housing fridge/freezer, ample space for additional appliances and table and chairs if required, wall-mounted and housed behind one unit gas combination boiler supplying domestic hot water and gas central heating, original oak panel door to rear allowing access to hallway.

#### Inner Hallway

UPVC double-glazed door to rear allowing access to gardens, plastered emulsion décor and ceiling, porcelain tiled flooring, opening to side to utility.

#### Utility

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor and ceiling with three-way spotlight fitting, electric power points,

plumbing for automatic washing machine.

## First Floor Elevation

### Landing

Plastered emulsion décor and ceiling with generous access to loft, spindled balustrade, fitted carpet, electric power points, original oak panel doors to bedrooms 1, 2, 3, bathroom/WC.

### Bedroom 1 (3.19 x 5.01m)

Two Georgian UPVC double-glazed windows to front both with made to measure blinds, plastered emulsion décor and covered ceiling, fitted carpet, radiator, ample electric power points.

### Bedroom 2 (3.26 x 3.03m)

Georgian UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor and covered ceiling, original stained floorboards, radiator, ample electric power points, range of original insert wardrobes with hanging and drawer space.

### Bathroom/WC

Georgian UPVC double-glazed window to side, plastered emulsion décor and ceiling, cushion floor covering, chrome heated towel rail, white suite to include panelled bath with central mixer taps and shower attachments, above bath shower screen, fully ceramic tiled to bath area, low-level WC, wash hand basin with splashback ceramic tiling, fixtures and fittings to remain, built-in storage cupboard ideal for vanity.

### Bedroom 3 (2.64 x 3.28m)

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

### Rear Garden

Laid to concrete paved patio with concrete block-built rear boundary wall and unspoilt views over the surrounding

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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.