

# propertyplus

# for sale

**End of Terrace - Pentre**

**£174,950**

*Property Reference: PP10771*



Situated here in this sought after location, we are delighted to offer to the market this beautifully presented, completely renovated and modernised, bay-fronted, end-terrace property which must be viewed internally to be fully appreciated.



[www.propertypluswales.co.uk](http://www.propertypluswales.co.uk)

**Call Free 0800 043 7300**

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Situated here in this sought after location, we are delighted to offer to the market this beautifully presented, completely renovated and modernised, bay-fronted, end-terrace property which must be viewed internally to be fully appreciated. Professionally upgraded with UPVC double-glazing, gas central heating, modern new fitted carpets and floor coverings throughout, modern new fitted kitchen with range of integrated appliances to include oven, hob, extractor canopy, fridge/freezer, automatic washing machine. Beautifully presented, modern bathroom/WC with shower fitted over bath. Zero maintenance front and rear gardens, three generous sized bedrooms, cloaks/WC. Book your viewing today, this property must be viewed. It offers easy access to all amenities and facilities including walks over the surrounding hills and mountains. It briefly comprises, entrance porch, spacious open-plan lounge/diner, modern fitted kitchen/bathroom/WC, first floor landing, three bedrooms, cloaks/WC, gardens to front and rear.

## Entranceway

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

## Porch

Plastered emulsion décor and ceiling with recess lighting, quality flooring, electric power points, double modern white panel doors to rear allowing access to open-plan lounge/diner.

## Open-Plan Lounge/Diner (5.20 x 7.95m into bay)

UPVC double-glazed bay window to front with outstanding views over the surrounding hills, plastered emulsion décor and ceiling with full range of recess lighting, quality wood panel flooring, ample electric power points, three radiators, open-plan stairs to first floor elevation with quality fitted carpet, UPVC double-glazed double





French doors to rear allowing access to rear gardens, double opening to rear through to kitchen.

#### Kitchen (3.56 x 2.54m)

UPVC double-glazed window to side with unspoilt views, plastered emulsion décor and ceiling with recess lighting, quality flooring, full range of dove grey modern fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, larder units, ample work surfaces with matching splashback integrated new electric oven, four ring electric hob with extractor canopy fitted above, integrated fridge/freezer, automatic washing machine, co-ordinate single sink and drainer with central mixer taps, modern white panel door to rear allowing access to bathroom/WC.



#### Bathroom/WC

Generous sized bathroom with patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with recess lighting and Xpelair fan, radiator, quality wood panelled flooring, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, modern white suite comprising panelled bath with contrast waterfall central mixer taps, above bath shower screen, contrast overhead rainforest shower with attachments supplied direct from combi system, close-coupled WC, wash hand basin set within base vanity unit with central mixer taps.



#### First Floor Elevation

##### Landing

Plastered emulsion décor and ceiling, quality fitted carpet, white panel doors to bedrooms 1, 2, 3, cloaks/WC.

#### Bedroom 1 (2.75 x 2.12m)

Sash UPVC double-glazed window to front, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric power



points.

#### Bedroom 2 (3.38 x 3.72m)

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

#### Bedroom 3 (2.95 x 2.66m)

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

#### Cloaks/WC

Excellent cloaks/WC with patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with recess lighting, new fitted carpet, radiator, white suite comprising close-coupled WC, wash hand basin set within high gloss base vanity unit with central mixer taps.

#### Rear Garden

Laid to artificial grass with concrete block-built side and rear boundary walls and excellent rear access, purpose-built outbuilding, unspoilt views.

#### Front Garden

Laid to quality porcelain tiled pathway with artificial grass-laid gardens, block-built boundary walls with wrought iron balustrade above and matching gate allowing main access.

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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.