

propertyplus

for sale

End of Terrace - Ferndale

£109,950

Property Reference: PP8466



Situated here in this sought after, residential, cul-de-sac side street position, we are delighted to offer to the market, this very well maintained, upgraded, double-extended, bay-fronted, end terrace property with gardens to front and rear with unspoilt views to the front over the surrounding Stanleytown mountains and farmland.



www.propertypluswales.co.uk

Call Free 0800 043 7300

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Entranceway

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

Porch

Tiled décor to halfway, papered décor above, papered ceiling, laminate flooring, modern light oak glazed panel door to rear allowing access to hallway.

Hallway

Papered décor, dado to centre, papered ceiling with pendant ceiling light fitting, radiator, laminate flooring, electric power points, telephone point, open-plan stairs to first floor elevation with fitted carpet, light oak clear glazed panel door to side allowing access to lounge/diner.

Lounge/Diner (4.56 x





7.43m into bay not including depth of recesses)
UPVC double-glazed bay window to front with made to measure blinds offering unspoilt views over the surrounding mountains, papered décor, plastered emulsion and coved ceiling with ornate centrepiece and two ceiling light fittings, feature fireplace to remain as seen, UPVC double-glazed window to rear overlooking rear gardens with made to measure blinds, two recess alcoves both fitted with shelving, one housing gas service meters, two central heating radiators, ample electric power points, quality modern fitted carpet, light oak clear glazed panel door to rear allowing access to kitchen.



Kitchen (2.49 x 3.20m)
UPVC double-glazed window and door to side allowing access to rear gardens, quality ceramic tiled décor with papered décor above, papered ceiling with modern three-way spotlight fitting, cushion floor covering, central heating radiator, full range of white high gloss fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces, ample electric power points, freestanding electric cooker to remain as seen, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances, oak panel door to rear allowing access to bathroom/WC.



Bathroom/WC

Two patterned glaze UPVC double-glazed windows both with roller blinds, quality ceramic tiled décor floor to ceiling, papered and coved ceiling, cushion floor covering, radiator, white suite to include panelled bath with central waterfall feature mixer taps, low-level WC, wash hand basin



with central waterfall feature mixer taps set within high gloss base vanity unit, built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

First Floor Elevation

Landing

Papered décor, dado to centre, spindled balustrade, quality fitted carpet, papered ceiling, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (3.22 x 4.81m)

UPVC double-glazed windows to front, papered décor and ceiling, fitted carpet, radiator, ample electric power points.

Bedroom 2 (2.75 x 3.05m)

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

Bedroom 3 (4.13 x 2.94m)

UPVC double-glazed window to rear with roller blinds overlooking rear gardens, papered décor, patterned artex ceiling, quality fitted carpet, radiator, ample electric power points.

Rear Garden

Low maintenance garden laid to paved patio with decked patio area and with access to purpose-built outbuilding, ideal workshop/storage building, artificial grass-laid section.

Front Garden

Maintenance-free, laid to concrete patio with feature tiled pathway, original stone and brick front boundary wall with wrought iron balustrade above and matching gate allowing main access, outside courtesy lighting with PAR system.

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.