

Terraced House - Treorchy

£99,950

Property Reference: PP11124



This is a very well maintained, three bedroom, mid-terrace property situated in this quiet side street location, offering easy access to all amenities and facilities with low maintenance garden to rear, purpose-built outbuilding, ideal for mancave, entertaining or play area for children.



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Entranceway

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

Hallway

Wood panel décor to one wall, remaining walls papered, papered ceiling, wall-mounted electric service meters, fitted carpet, radiator, staircase to first floor elevation with fitted carpet, sapele door to side allowing access to lounge/diner.

Lounge/Diner (3.50 x 6.95m)

Light oak-effect UPVC double-glazed window to front, papered décor and coved ceiling with ceiling light fittings and wall light fittings to remain, fitted carpet, ample





electric power points, gas service meters, two radiators, Canterbury arch feature fireplace with marble insert and matching hearth housing ornamental electric fire to remain as seen, feature display shelving to one main wall, opening to rear through to kitchen/breakfast room.

Kitchen/Breakfast Room (4.74 x 2.34m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, aluminium patterned glaze panel door to rear allowing access to lobby, PVC panelled décor, textured ceiling with electric striplight fitting, fitted carpet, radiator, ample electric power points, full range of fitted kitchen units comprising ample wall-mounted units, base units, larder unit, ample work surfaces with splashback ceramic tiling, double electric oven, four ring gas hob, extractor canopy fitted above, ample space for additional appliances, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for dining area with made to measure breakfast bar to remain as seen, door to side allowing access to lobby.



Lobby

Tiled ceiling and décor, fitted carpet, full range of built-in wardrobes and storage cupboard providing ample hanging and shelving space, door to rear allowing access to family bathroom.



Family Bathroom

Patterned glaze UPVC double-glazed window to rear with roller blinds, quality tiled effect décor, plastered emulsion ceiling, fitted carpet, radiator, white suite to include oversized walk-in family cubicle with electric shower, wash hand basin set within high gloss base vanity unit with all fixtures



and fittings to remain, low-level WC.

Rear Lobby

UPVC double-glazed windows to either side, UPVC double-glazed door to rear allowing access to gardens, wood panel décor and ceiling, fitted carpet.

First Floor Elevation

Landing

UPVC double-glazed window to rear offering unspoilt views, papered décor and ceiling, generous access to loft, doors allowing access to bedrooms 1, 2, 3, central heating radiator.

Bedroom 1 (2.03 x 2.96m)

Light oak-effect UPVC double-glazed window to front, papered décor and ceiling, fitted carpet, full range of built-in wardrobes including box storage, up and over single bed providing ample hanging and shelving space.

Bedroom 2 (2.43 x 3.90m)

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

Bedroom 3 (2.96 x 2.81m)

UPVC double-glazed window to rear overlooking rear gardens with unspoilt views of the surrounding hills and mountains, papered décor and ceiling, fitted carpets, further range of built-in wardrobes providing ample hanging and shelving space with display area, built-in airing cupboard with radiator and shelving, also housing wall-mounted gas combination boiler providing domestic hot water and gas central heating.

Rear Garden

Excellent sized garden, low maintenance, laid to patio, further allowing access to artificial grass-laid lawns with borders, further allowing access to additional patio area, outside water tap fitting, purpose-built outbuilding which could be converted into workshop, play area or office, a secure building with no rear access.

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.