

## Terraced House - Porth

£79,950

Property Reference: PP11208



Situated in this quiet, private, secluded cul-de-sac just off the centre of the village of Porth, we are delighted to offer to the market this renovated and modernised, three bedroom, mid-terrace property which benefits from UPVC double-glazing, gas central heating and will be sold as seen including brand new fitted carpets and floor coverings throughout.



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## Entranceway

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

## Porch

Plastered emulsion décor and ceiling, cushion floor covering, wall-mounted electric service meters, white panel door to side allowing access to lounge.

## Open-Plan Lounge (4.14 x 6.09m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, new fitted carpet, two radiators, ample electric power points, made to measure blinds to window to remain as seen, Adam-style feature fireplace with tiled insert and hearth, open-plan stairs to first floor elevation with new fitted carpet, white panel door to rear allowing access to kitchen.

## Kitchen (1.85 x 4.36m)

UPVC double-glazed window to rear, UPVC double-glazed door to side allowing access to rear yard, plastered emulsion décor and ceiling, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, cushion floor covering, radiator, range of





base units including single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, gas cooker power point, Xpelair fan.

## First Floor Elevation

### Landing

Plastered emulsion décor, textured emulsion ceiling with access to loft, new fitted carpet, doors to bedrooms 1, 2, 3, bathroom.

### Bedroom 1 (3.47 x 4.50m)

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

### Bathroom

Plastered emulsion décor, textured emulsion ceiling, Xpelair fan, cushion floor covering, radiator, full suite to include panelled bath with twin handgrips, electric shower fitted over bath, ceramic tiled to bath area, low-level WC, wash hand basin.

### Bedroom 2 (2.11 x 1.84m)

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

### Bedroom 3 (2.23 x 2.09m)

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

### Rear Garden

With excellent potential.



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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.