

End of Terrace - Ferndale

£134,950

Property Reference: PP10295



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Situated here in this quiet location, offering easy access to all amenities and facilities with outstanding views over the surrounding mountains and hills offering idyllic peaceful walks over the mountains, is this completely renovated and modernised, three-bedroom, end-terrace property which must be viewed to be fully appreciated. It benefits from UPVC double-glazing, gas central heating, affords brand new fitted carpets, blinds, floor coverings and light fittings throughout. New modern quality fitted kitchen with range of integrated appliances, matching fitted utility room with cloaks/WC, generous sized bedrooms, spacious lounge/diner, first floor modern family bathroom/WC/shower. The property benefits from private decked patio gardens leading onto grass-laid gardens with access to storage building/mancave ideal for hideaway or gym or working from home. This property is being offered for sale at a very realistic price in order to achieve a quick sale and really must be viewed to be fully appreciated. Close to schools, leisure facilities and all amenities. It briefly comprises, entrance hallway, spacious lounge/diner, modern fitted kitchen with integrated appliances, fitted utility room/cloaks/WC, first floor landing, three generous sized bedrooms, modern family bathroom/WC/shower.

#### Entranceway

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

#### Hallway

Plastered emulsion décor and ceiling, wall-mounted electric service meters, quality laminate flooring, radiator, staircase to first floor elevation with modern fitted carpet, white panel door to side allowing access to lounge/diner.

Lounge/Diner (4.12 x 6.64m not including depth of recesses)







UPVC double-glazed window to front with made to measure blinds, UPVC double-glazed double French doors to rear allowing access to rear gardens, plastered emulsion décor and ceiling, two recess alcoves one with base storage housing gas service meters, quality laminate flooring, two radiators, ample electric power points, access to understairs storage facility, wall-mounted feature modern electric fire to remain as seen, opening to rear through to kitchen.



#### Kitchen (3.87 x 2.70m)

Two UPVC double-glazed windows to side offering unspoilt views, plastered emulsion décor and ceiling with full range of recess lighting, radiator, ceramic tiled flooring, full range of high gloss graphite fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, ample work surfaces with splashback ceramic tiling, built-in double electric oven, four ring gas hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, all with splashback ceramic tiling, ample space for additional appliances if required, white panel door to rear allowing access to utility room.



#### Utility Room/Cloaks/WC

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling with range of recess lighting, ceramic tiled flooring, radiator, further range of base fitted kitchen units including single sink and drainer unit with central mixer taps, ample electric power points, ample space for additional appliances, low-level WC, fitted in white.

#### First Floor Elevation

##### Landing

Plastered emulsion décor and ceiling, generous access to loft,



spindled balustrade, quality new fitted carpet, white panel doors to bedrooms 1, 2, 3, family bathroom, generous access to loft, ample electric power points.

#### Bedroom 1 (3.09 x 2.04m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric power points.

#### Bedroom 2 (2.99 x 2.83m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, new quality fitted carpet, radiator, ample electric power points.

#### Bedroom 3 (3.36 x 3.42m)

UPVC double-glazed window to rear overlooking rear gardens and with unspoilt views, made to measure blinds to remain, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric power points.

#### Family Bathroom

Generous sized family bathroom with plastered emulsion décor and three walls quality tiled, plastered emulsion ceiling, cushion floor covering, chrome heated towel rail, new suite comprising panelled bath with central waterfall feature mixer taps, shower attachment, low-level WC, wash hand basin set within high gloss base vanity unit with mirrored unit above, central mixer taps, walk-in shower cubicle with overhead rainforest shower with attachments supplied direct from combi system, white panel door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

#### Rear Garden

Laid to private decked patio area with unspoilt views over the surrounding hills and mountains with timber balustrade allowing access to grass-laid gardens with original stone boundary walls to side and rear, timber fencing to one side and wrought iron gate allowing access to lane walkway, area beneath decking ideal for storage, access via UPVC double-glazed door to storage area ideal for workshop or

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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.