

Terraced House - Porth

£109,950

Property Reference: PP11203



This is a very well maintained, three bedroom, double extended, mid-terrace property situated here in this prime location, just off the centre of the village of Porth with all its amenities and facilities including leisure, healthcare, nightlife, schools at all levels, not forgetting transport connections.



This is a very well maintained, three bedroom, double extended, mid-terrace property situated here in this prime location, just off the centre of the village of Porth with all its amenities and facilities including leisure, healthcare, nightlife, schools at all levels, not forgetting transport connections. The property is being offered for sale at this very realistic price in order to achieve a quick sale with no onward chain. It would ideally suit first time buyer to get onto the property ladder and create your dream home. It affords UPVC double-glazing, gas central heating, will be sold including fitted carpets, light fittings, floor coverings, blinds where seen, flat garden to rear with no rear access. An early viewing appointment is highly recommended. It briefly comprises, entrance porch, entrance hallway, spacious lounge/diner, fitted kitchen/breakfast room, landing, three generous sized bedrooms, family bathroom/WC/shower, garden to rear.

Entranceway

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

Porch

Papered décor, textured and emulsion ceiling, patterned glaze window to side, brick feature wall to one side, laminate flooring, clear glazed panel door to rear allowing access to hallway.

Hallway

Papered décor, textured emulsion ceiling, laminate flooring, radiator, staircase to first floor elevation with fitted carpet, white panel door to side allowing access to lounge/diner.

Lounge/Diner (3.66 x 7.08m)

UPVC double-glazed window to front, papered décor, patterned artex ceiling with two pendant ceiling light fittings, laminate flooring, central heating radiators, ample electric power points, Adam-style feature fireplace





with marble-effect insert and hearth housing real flame gas fire, white panel door to understairs storage facility, matching door to rear allowing access to kitchen/breakfast room.

Kitchen/Breakfast Room (3.10 x 4.34m)

UPVC double-glazed window and barn-style half and half door to rear allowing access and overlooking rear gardens, papered décor, plastered emulsion ceiling with four-way spotlight fitting, ceramic tiled flooring, radiator, full range of white fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces, display cabinets, larder units, matching breakfast bar, freestanding gas cooker to remain as seen, ample space for additional appliances.



First Floor Elevation

Landing

Papered décor, textured emulsion ceiling with generous access to loft, ranch-style balustrade, white panel doors to bedrooms 1, 2, 3, family bathroom.

Bedroom 1 (3.44 x 2.09m)

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



Bedroom 2 (2.77 x 2.40m)

UPVC double-glazed window to front with roller blinds, papered décor, textured emulsion décor, fitted carpet, radiator, electric power points, telephone point.

Bedroom 3 (2.78 x 2.15m)

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



Family Bathroom

Generous sized family bathroom with patterned glaze UPVC double-glazed window to rear with made to measure blinds, ceramic tiled flooring, ceramic tiled décor floor to

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ceiling, plastered emulsion and coved ceiling with full range of recess lighting, radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, white suite comprising panelled bath, composite WC, wash hand basin with central mixer taps housed within vanity unit, vanity storage and matching cupboards above, walk-in shower cubicle fully ceramic tiled housing Mira advanced electric shower.

Rear Garden

Laid to paved patio, further allowing access onto grass-laid gardens with mature flowerbeds to borders and additional paved patio, 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.