

propertyplus

for sale

Terraced House - Ferndale

£114,995

Property Reference: PP8973



This is a three bedroom, mid-terrace, renovated and modernised property with forecourt approach and gardens to rear offering unspoilt views over Maerdy mountain and playing fields.



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Call Free 0800 043 7300

This is a three bedroom, mid-terrace, renovated and modernised property with forecourt approach and gardens to rear offering unspoilt views over Maerdy mountain and playing fields. It offers immediate access to schools at all levels, excellent transport links and leisure facilities including swimming pool at Maerdy Comprehensive School. It offers outstanding walks over the surrounding mountains and hills. An early viewing appointment is highly recommended. It offers excellent family-sized accommodation. It will be sold including all fitted carpets, floor coverings, fixtures and fittings and benefits from partial UPVC double-glazing and full gas central heating. It briefly comprises, entrance hallway, lounge/diner, fitted kitchen with integrated appliances and breakfast area, lobby, modern bathroom/WC, first floor landing, three generous sized bedrooms, gardens to front and rear.

Entranceway

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

Hallway

Plastered emulsion décor with one feature wall papered, patterned artex and emulsion ceiling, wall-mounted electric service meters, radiator, staircase to first floor elevation with carpet tread, opening to side allowing access to lounge/diner.

Lounge/Diner (3.71 x 6.37m)

Window to front with made to measure blinds, plastered emulsion décor with one feature section papered, modern Adam-style fireplace with ornamental electric fire set there in, two radiators, three recess alcoves, fitted carpet, ample electric power points, door to understairs storage, matching door to rear allowing access to kitchen/breakfast room.

Kitchen/Breakfast Room (2.78 x 4.32m)

UPVC double-glazed window to





rear overlooking rear gardens, plastered emulsion décor, textured emulsion ceiling, electric striplight fitting, cushion floor covering, radiator, Inglenook recess ideal for insertion of appliances or ornamental display, full range of ivory fitted kitchen units comprising ample wall-mounted units, base units, larder units, dresser unit, work surfaces with co-ordinate splashback ceramic tiling, integrated fridge/freezer, integrated electric oven, four ring hob, extractor fitted above, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, built-in storage cupboards, ample space for kitchen table and chairs if required, opening to rear through to lobby.

Lobby

Plastered emulsion décor, patterned artex ceiling, cushion floor covering, UPVC double-glazed door to side allowing access to rear gardens, door to side allowing access to bathroom/WC.

Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor, patterned artex ceiling, cushion floor covering, radiator, panelled bath with central mixer taps and shower attachment, PVC panelled décor to bath area, above bath shower screen, low-level WC, wash hand basin with central mixer taps.

First Floor Elevation

Landing

Plastered emulsion décor, patterned artex ceiling, fitted carpet, spindled balustrade, generous access to loft, doors to bedrooms 1, 2, 3.

Bedroom 1 (2.78 x 1.95m)

Window to front with made to measure blinds, plastered emulsion décor, patterned artex ceiling, cushion floor covering, radiator, electric power points.

Bedroom 2 (2.93)

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x 3.71m)

Window to front with made to measure blinds, plastered emulsion décor, patterned artex ceiling, fitted carpet, radiator, electric power points.

Bedroom 3 (2.71 x 2.58m)

Window to rear with made to measure blinds overlooking rear garden and with unspoilt views over the surrounding Maerdy mountain, plastered emulsion décor, patterned artex ceiling, cushion floor covering, radiator.

Rear Garden

Laid to grass with small patio area, concrete block built rear boundary wall with rear lane access.

Front Garden

Laid to grass with stone and brick laid front boundary wall with wrought iron balustrade above and matching gate allowing main 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.