

propertyplus

for sale

Terraced House - Pentre

£110,000 Sold STC

Property Reference: PP11119



Situated here in this quiet cul-de-sac side street, close to all amenities and facilities and offering unspoilt south-facing views over the surrounding valley and mountains, this property must be viewed.



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Situated here in this quiet cul-de-sac side street, close to all amenities and facilities and offering unspoilt south-facing views over the surrounding valley and mountains, this property must be viewed. Being offered for sale at this very realistic price in order to achieve a quick sale. Very well presented, upgraded, benefitting from UPVC double-glazing and gas central heating, this property would ideally suit first time buyer. It offers immediate access to transport connections including rail and bus with easy road links for M4 corridor. Ideal for schools at all levels, leisure facilities and not forgetting the outstanding walks over the surrounding hills. This property must be viewed. It briefly comprises entrance hall, spacious sitting room/dining room, lounge, inner lobby, modern fitted kitchen with freestanding gas cooker and breakfast area, inner hallway, shower room/WC, first floor landing, two generous sized bedrooms, one leading to bedroom 3, gardens to rear.

Entranceway

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

Hallway

Tiled décor to halfway, papered décor above, patterned artex ceiling, wall-mounted electric service meters, alarm controls, laminate flooring, modern fitted carpet to staircase to first floor elevation, light oak panel doors allowing access to sitting room and lounge.

Sitting Room (4.15 x 2.32m)

Light oak-effect UPVC double-glazed window to front with made to measure blinds, papered décor with dado to centre, patterned artex ceiling, fitted carpet, radiator, electric power points.

Lounge (3.31 x 4.21m)

UPVC double-glazed window to front with made to measure blinds, papered



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décor with one feature wall, plastered emulsion and coved ceiling with ornamental centrepiece and modern pendant ceiling light fitting, laminate flooring, radiator, Canterbury arch feature fireplace with matching insert and hearth housing real flame gas fire, ample electric power points, light oak panel door to side allowing access to inner lobby.

Lobby

Textured emulsion décor and ceiling, laminate flooring, access to understairs storage, light oak glazed panel door to rear allowing access to kitchen/breakfast room.



Kitchen/Breakfast Room (2.73 x 3.25m)

UPVC double-glazed window to side with made to measure roller blinds, plastered emulsion décor and ceiling with modern four-way spotlight fitting, tiled flooring, radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, full range of high gloss ivory fitted kitchen units comprising ample wall-mounted units, base units, larder units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, ample electric power points, freestanding gas cooker to remain as seen with extractor canopy fitted above, single sink and drainer with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances and kitchen table and chairs if required, light oak panel door to side allowing access to inner hallway.



Inner Hallway

Patterned glaze UPVC double-glazed door and window to rear allowing access to rear gardens, tiled flooring, tiled décor with plastered emulsion décor above, wall light fitting, radiator, light oak panel door to



side allowing access to shower room/WC.

Shower Room/WC

Excellent size with patterned glaze UPVC double-glazed window to side, quality marble-effect PVC panelled décor, plastered emulsion ceiling, quality flooring, chrome heated towel rail, white suite to include oversized family walk-in shower cubicle with shower supplied direct from combi system, low-level WC, wash hand basin with central mixer taps, Xpelair fan, fixtures and fittings to remain.

First Floor Elevation

Landing

UPVC double-glazed window to rear overlooking rear gardens, quality fitted carpet, pine panel doors allowing access to bedrooms 1 and 2.

Bedroom 1 (2.35 x 4.21m)

Light oak-effect UPVC double-glazed window to front offering unspoilt views with made to measure blinds, papered décor, patterned artex ceiling, quality fitted carpet, radiator, electric power points.

Bedroom 2 (3.42 x 2.89m)

UPVC double-glazed window to rear overlooking rear gardens with made to measure blinds, papered décor, textured emulsion ceiling, fitted carpet, radiator, ample electric power points, panel door allowing access to bedroom 3.

Bedroom 3 (2.22 x 3.90m)

Light oak-effect UPVC double-glazed window to front offering unspoilt views with made to measure blinds, papered décor, textured emulsion ceiling, fitted carpet, radiator, ample electric power points.

Rear Garden

Terraced garden laid to grass with patio areas, no rear lane 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.