

End of Terrace - Treorchy

£110,000

Property Reference: PP11245



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This is a very well maintained, deceptively spacious, three bedroom, double front, end-terrace property situated in the heart of the thriving village of Treorchy with all amenities and facilities at hand. This property offers excellent potential to create your dream home, benefitting from UPVC double-glazing, gas central heating. It will be sold as seen including blinds, fitted carpets and floor coverings. It offers small rear yard/garden with outbuildings and side access. Priced for quick sale with no onward chain. An early viewing appointment is essential. It briefly comprises entrance porch, lounge, spacious sitting room, inner lobby, cloaks/WC, fitted kitchen, first floor landing, three bedrooms, shower room/WC, walk-in storage cupboard, yard/garden to rear with outbuildings and side access.

Entranceway

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

Porch

Papered décor, dado to centre, laminate flooring, papered and coved ceiling with electric service meters, white panel door to side allowing access to lounge.

Lounge (3.39 x 3.24m)

UPVC double-glazed window to front with roller blinds, papered décor, dado to centre, marble-effect feature fireplace with insert and matching hearth with electric fire to remain as seen, two recess alcoves both fitted with glazed shelving, one housing gas service meters, laminate flooring, central heating radiator, opening through to sitting room.

Sitting Room (3.27 x 3.74m)

UPVC double-glazed window to front with roller blinds, papered décor, dado to centre, textured and coved ceiling, laminate flooring, radiator, electric power points.

Cloaks/WC

Patterned glaze UPVC double-glazed window





to side, papered décor and coved ceiling, tiled flooring, low-level WC, all fixtures and fittings to remain.

First Floor Elevation

Landing Area

UPVC double-glazed window to side, papered décor and ceiling, fitted carpet, electric power points, doors to bedrooms 1, 2, 3, shower room/WC.

Bedroom 1 (3.35 x 2.65m)

UPVC double-glazed window to front with roller blinds, papered décor and ceiling, fitted carpet, radiator, electric power points, double doors to built-in wardrobe providing ample hanging and shelving space.

Shower Room/WC

Patterned glaze UPVC double-glazed window to rear, panelled décor floor to ceiling, papered and coved ceiling, cushion floor covering, white suite to include walk-in shower cubicle with electric shower, low-level WC, wash hand basin, door to walk-in storage cupboard fitted with shelving, housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.



Bedroom 2 (3.27 x 2.16m)

UPVC double-glazed window to front with roller blinds, papered décor and ceiling, fitted carpet, radiator, electric power points.



Bedroom 3 (3.43 x 2.60m)

UPVC double-glazed window to front, papered décor, textured ceiling, access to loft, cushion floor covering, electric power points.



Rear Garden

Completely maintenance-free, sun trap with south-facing garden with private block-built boundary walls with wrought iron allowing access to main street, access to purpose-built outbuilding with electric power, further door allowing access to substantial sized built-in storage room.

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.