

propertyplus for sale

Terraced House - Ferndale

£154,995 Sold STC

Property Reference: PP11244



Situated here in one of the most sought after side streets of Ferndale is this renovated and modernised, deceptively spacious, double extended, mid-terrace property which offers outstanding family-sized accommodation with excellent sized garden to rear, off-road parking and unspoilt views of the surrounding valley and mountains.



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Entranceway

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

Porch

Plastered emulsion décor and ceiling with coving, wall-mounted electric service meters, laminate flooring, modern light oak glazed panel door to rear allowing access to through entrance hallway.

Hallway

Plastered emulsion décor and coved ceiling, laminate flooring, radiator, open-plan stairs to first floor elevation with fitted carpet and storage beneath stairs, wall light fittings to remain, modern light oak panel door to rear allowing access to





kitchen/diner, recess area fitted with display shelving, light oak panel door to side allowing access to lounge, radiator, ample electric power points.

Lounge (6.90 x 3.36m not including depth of recesses) UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, laminate flooring, two central heating radiators, feature media wall with insert, display shelving and downlighting, further recess ideal for insertion of flatscreen television etc, ample electric power points, further recess alcove fitted with shelving, base storage, double light oak panel doors to rear allowing access to breakfast room.



Breakfast Room

UPVC double-glazed double French doors to rear allowing access onto rear garden and with unspoilt views over the surrounding valley, plastered emulsion décor with one feature wall papered, laminate flooring.



Kitchen/Diner (2.99 x 3.72m)

UPVC double-glazed window to rear offering unspoilt views over Blaenllechau mountains, plastered emulsion décor, patterned artex ceiling with two pendant ceiling light fittings, ceramic tiled flooring, central heating radiator, full range of light grey fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, wine racks, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, integrated dishwasher to remain as seen, freestanding cooker to remain as seen with extractor canopy fitted above, ample space for additional appliances as required, ample space for dining table and chairs, built-in



dresser with base storage and display shelving above, ornate glaze panel door to rear allowing access to utility room.

Utility Room

UPVC double-glazed window to side, plastered emulsion décor and coved ceiling, ceramic tiled flooring, further work surface, plumbing for automatic washing machine, ample space for additional appliances as required.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, spindled balustrade, quality fitted carpet, electric power points, generous access to loft, light oak panel doors to bedrooms 1, 2, 3, family bathroom.

Bedroom 1 (2.72 x 4.37m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling with recess lighting, quality fitted carpet, radiator, ample electric power points, built-in wardrobes to one wall accessed via mirror fronted sliding doors providing ample hanging and shelving space.

Bedroom 2 (2.65 x 2.24m)

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

Family Bathroom

Excellent sized family bathroom with patterned glaze UPVC double-glazed window to rear, plastered emulsion décor with quality tiling to two walls to two thirds with plastered emulsion décor above, plastered emulsion and coved ceiling with recess lighting and pendant chandelier, quality wood panelled flooring, Victorian-style heated towel rail/radiator, white suite including panelled bath with central wall-mounted mixer taps and shower attachment, wash hand basin, low-level WC, walk-in oversized shower cubicle with overhead rainforest shower with attachments supplied direct from combi system.

Bedroom 3 (4.05 x 2.85m)

UPVC double-glazed window to rear offering unspoilt views over the surrounding mountains, plastered emulsion décor and ceiling with generous access to loft and recess lighting, fitted carpet, radiator, ample electric power points, full range of fitted wardrobes to one wall accessed via sliding doors with mirrored section providing ample hanging and shelving space.

Rear Garden

Outstanding sized garden laid to paved patio further allowing access to grass-laid gardens, off-road parking with excellent lane access via double cast iron gates, benefits from electric power points, outside water tap fitting and working WC.

Front Garden

Laid to paved patio with front boundary wall and wrought iron gate allowing main access, outside electric power point ideal for charging vehicles.

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.