

Terraced House - Treorchy

£89,950

Property Reference: PP10992



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This is a very well maintained, three bedroom, mid-terrace property situated in this ideal location offering great family accommodation with schools at all levels close by. The property benefits from UPVC double-glazing, gas central heating and offers excellent potential. To be sold inclusive of all fitted carpets, floor coverings, light fittings. To be sold as seen. It affords excellent sized garden to rear with additional potential and outbuilding ideal for storage. It offers easy access to transport connections, leisure facilities and offers unspoilt views to front over the surrounding hills and mountains. Being offered for sale at this very realistic price in order to achieve a quick sale. An early viewing appointment is highly recommended. It briefly comprises, entrance porch, entrance hall, lounge/sitting room, utility room, kitchen, shower room/WC, first floor landing, three bedrooms, garden to rear with outbuilding.

Entranceway

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

Porch

Papered décor, patterned artex and coved ceiling, gas service meters, ceramic tiled flooring, cold water tap, glazed window to side through to lounge/diner, clear glazed French door to rear allowing access to inner hallway.

Hallway

Matching décor, fitted carpet, radiator, telephone point, patterned artex ceiling, staircase allowing access to first floor elevation with matching fitted carpet, clear glazed French door to side allowing access to sitting room.

Sitting Room (3.47 x 3.05m)

Mahogany-effect UPVC double-glazed window to front with made to measure blinds, papered décor, patterned artex and coved ceiling, fitted carpet,





electric power points, two recess alcoves fitted with shelving, one with gas service meters, double opening to rear with glass panels either side allowing access to lounge.

Lounge (3.46 x 3.62m not including depth of recesses)
Papered décor, patterned artex and coved ceiling, laminate flooring, electric power points, gas fire set onto tiled hearth, access to understairs storage facility, wall light fitting to remain, clear glazed French door to rear allowing access to kitchen, further clear glazed French door with matching panel to side, allowing access to utility.



Utility Room

Good size with UPVC double-glazed window and door to rear allowing access to gardens, tiled flooring, electric power points, windows to side through to kitchen, dome light fitting.

Kitchen (2.99 x 2.76m)

UPVC double-glazed window to side through to utility room, timber window to side through to utility, plastered emulsion décor, ceramic tiled flooring, patterned artex and coved ceiling with electric striplight fitting, full range of fitted kitchen units comprising ample wall-mounted units, base units, work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, electric cooker power point, door to rear allowing access to shower room/WC.



Shower Room/WC

Two patterned glaze UPVC double-glazed windows to rear, ceramic tiled décor to halfway with plastered emulsion décor above, emulsion and coved ceiling, Xpelair fan, ceramic tiled flooring, radiator, chrome heated towel rail, low-level WC, wash hand basin, walk-in shower area



with electric shower fully ceramic tiled to shower area.

First Floor Elevation

Landing

UPVC double-glazed window to rear, papered décor, patterned artex ceiling, generous access to loft, fitted carpet, spindled balustrade, doors allowing access to bedrooms 1, 2, 3.

Bedroom 1 (2.67 x 2.11m)

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

Bedroom 2 (2.42 x 3.59m)

UPVC double-glazed window to front, papered décor, patterned artex ceiling, fitted carpet, radiator, electric power points.

Bedroom 3 (2.92 x 2.93m)

UPVC double-glazed window to rear overlooking rear gardens with made to measure blinds, papered décor, textured emulsion ceiling, fitted carpet, radiator, electric power points, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Terraced garden offering excellent potential with outbuilding and excellent 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.