

Terraced House - Ystrad

£175,000

Property Reference: PP11227



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This is a spacious, double extended, double front, end-terrace property situated here in this sought after side street location with landscaped gardens to front and rear and outstanding unspoilt south-facing views over the surrounding valley and mountains. Beautifully presented, renovated and modernised is this excellent family home which must be viewed internally to be fully appreciated. It benefits from UPVC double-glazing, gas central heating, will be sold inclusive of quality made to measure blinds, floor coverings and fitted carpets, light fittings throughout and many extras. Bryn Terrace offers immediate access to all amenities and facilities including transport connections, schools at all levels close by together with college, leisure centre with its swimming pool, bowling green and play areas and outstanding walks over the surrounding countryside and hills. Be sure to book your viewing today. It briefly comprises, entrance porch, spacious open-plan lounge/diner with log burner, modern fitted kitchen with full range of integrated appliances to include freestanding cooking range with extractor above, freestanding fridge/freezer, automatic washing machine, tumble dryer, first floor landing, three generous sized bedrooms, one with built-in wardrobes, spacious family bathroom/WC/shower with rolltop suite, gardens to rear with outbuildings, excellent rear lane access, low maintenance front garden. EPC D

Entranceway

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

Porch

Block-built to halfway with UPVC double-glazed window panels above some with opening skylights, tiled flooring, entrance via composite double-glazed panel door,





courtesy outside lighting, door to rear allowing access to spacious open-plan lounge/diner.

Open-Plan Lounge/Diner (6.98 x 4.57m not including depth of recesses)

Two sash-effect UPVC double-glazed windows to front offering unspoilt views over the surrounding valley, both with made to measure blinds, plastered emulsion décor and coved ceiling with ornate centrepieces, two chandelier style pendant ceiling light fittings, one feature papered wall, quality laminate flooring, ample electric power points, two Victorian-style radiators, recess alcove with base storage housing gas service meters, wall-mounted and boxed in electric service meters, feature recess to main facing wall with tiled insert and stone hearth housing genuine log burner, open-plan stairs to first floor elevation with modern chrome balustrade, modern fitted carpet, access to understairs storage, white modern panel door to rear allowing access to kitchen.

Kitchen (3.38 x 4.53m not including depth of recesses)

Two UPVC double-glazed windows to rear both with made to measure blinds, UPVC double-glazed door to rear allowing access to rear gardens, plastered emulsion décor and ceiling with coving, two sets of modern pendant ceiling light fittings, porcelain tiled flooring, Victorian-style radiator, full range of high gloss ivory fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, larder units, ample work surfaces with co-ordinate splashback ceramic tiling, white insert sink and drainer with central mixer taps, integrated automatic washing machine, tumble dryer, freestanding

modern Delonghi cooking range to remain as seen with extractor canopy fitted above, freestanding American-style fridge/freezer with water dispenser to remain as seen.

First Floor Elevation

Landing

Quality modern fitted carpet, papered décor, patterned artex ceiling with coving and pendant ceiling light fitting, white panel doors to bedrooms 1, 2, 3, family bathroom.

Bedroom 1 (3.61 x 2.74m)

Sash-effect UPVC double-glazed window to front with made to measure blinds offering unspoilt views over the surrounding mountains, plastered emulsion décor with one feature wall papered, patterned artex and coved ceiling, laminate flooring, radiator, electric power points, double doors to built-in storage cupboard.

Bedroom 2 (3.38 x 2.74m not including depth of recesses)

Sash-effect UPVC double-glazed window to front with made to measure blinds offering unspoilt views, modern panelled décor to halfway with plastered emulsion décor above, patterned artex and coved ceiling with chandelier pendant ceiling light fitting, laminate flooring, ample electric power points, built-in wardrobe with further UPVC double-glazed window to front with made to measure blinds to remain as seen, fitted with hanging and shelving space.

Bedroom 3 (3.38 x 2.10m)

UPVC double-glazed window to rear overlooking rear gardens with made to measure blinds, papered décor, plastered emulsion and coved ceiling with generous access to loft, laminate flooring, radiator, electric power points.

Family Bathroom

Excellent sized family bathroom with patterned glaze UPVC double-glazed window to rear with made to measure blinds, ceramic tiled décor floor to ceiling, cushion floor covering, modern slimline upright central heating radiator, plastered emulsion ceiling with three-way spotlight fitting, built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, full bathroom suite fitted in white including feature rolltop Victorian-style bath with central mixer taps and shower attachment, low-level WC, Savoy wash hand basin with central waterfall feature mixer taps, walk-in oversized shower cubicle with overhead rainforest shower with attachments supplied direct from combi system, additional patterned glaze UPVC double-glazed window to side.

Rear Garden

Excellent sized garden, low maintenance laid to patio area with feature gravel borders, decked patio area, all complemented with timber balustrade, further allowing access to additional terrace with outbuilding and excellent rear access, external lighting, outside water tap fitting.

Front Garden

Low maintenance laid to patio with decorative gravel features with original stone front boundary walls with wrought iron balustrade and gate allowing 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.