

End of Terrace - Ferndale

£84,995

Property Reference: PP11314



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Entranceway

Entrance via UPVC double-glazed door allowing access to open-plan lounge.

Open-Plan Lounge (3.68 x 3.93m not including depth of recesses)

UPVC double-glazed window to front with made to measure blinds offering unspoilt views over Llanwonno mountain, papered décor and ceiling with three-way pendant ceiling light fitting to remain, laminate flooring, two recess alcoves both fitted with base storage, one housing gas service meters, wall-mounted electric service meters, staircase to first floor with fitted carpet, radiator, electric power points, door to rear allowing access to sitting room.

Sitting Room (2.64 x 3.95m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor with one feature wall, laminate flooring, papered ceiling, ample electric power points, central heating radiator, patterned glaze panel door to rear allowing access to kitchen.

Kitchen





(3.73 x 2.44m)

UPVC double-glazed window and door to side allowing access to rear gardens, plastered emulsion décor, patterned artex ceiling with electric striplight fitting, Xpelair fan, non-slip flooring, radiator, full range of white fitted kitchen units comprising ample wall-mounted units, base units, single sink and drainer unit, ample electric power points.

First Floor Elevation

Landing

Papered décor and ceiling, central heating radiator, fitted carpet, sapele doors to bedrooms 1, 2, bathroom/WC.

Bedroom 1 (3.30 x 2.30m)

UPVC double-glazed window to side, plastered emulsion décor, patterned artex ceiling, fitted carpet, radiator, electric power points.

Bathroom

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling, Xpelair fan, cushion floor covering, radiator, misty peach in colour suite comprising panelled bath with twin handgrips with shower fitted over bath, fully ceramic tiled to bath area, low-level WC, wash hand basin, all fixtures and fittings to remain, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 2 (4.58 x 3.19m not including depth of recesses)

UPVC double-glazed window to front with made to measure blinds with unspoilt views over the surrounding mountains, papered décor and ceiling, generous access to loft, fitted carpet, radiator, ample electric power points.

Rear Garden

Enclosed concreted yard with concrete block-built boundary walls with wrought iron balustrade and timber gate



allowing side access and further access to an additional garden to the side.

Front Garden

Stocked with mature shrubs, plants etc. There is an additional piece of grassed area to the side of the property which perhaps could be utilised.

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.