

# propertyplus

# for sale

## Terraced House - Pentre

## £125,000 Sold STC

Property Reference: PP11409



This is a beautifully presented, completely renovated and modernised, formerly three bedroom, now converted to two double bedroom, mid-terrace property situated in one of the most sought after residential side streets in the heart of the village of Ton Pentre offering easy access to all amenities, with schools at all levels close by, easy access to leisure facilities, nightlife if required, excellent transport connections.



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## Entranceway

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

## Porch

Plastered emulsion décor and covered ceiling, wall-mounted electric service meters, ceramic tiled flooring, ornate glazed panel door to rear allowing access to hallway.

## Hallway

Plastered emulsion décor and covered ceiling, fitted carpet, radiator, staircase to first floor elevation with matching fitted carpet, ornate





glazed panel door to side allowing access to lounge/diner.

#### Lounge/Diner (3.66 x 6.71m)

UPVC double-glazed window to front, plastered emulsion décor and coved ceiling with ceiling light fittings to remain, laminate flooring, two radiators, ample electric power points, Adam-style fireplace to remain as seen, two recess alcoves, one with base storage housing gas service meters, door to understairs storage facility, ornate glaze panel door to rear allowing access to spacious kitchen/diner.



#### Kitchen/Diner (5.22 x 3.97m)

UPVC double-glazed door and window to rear, plastered emulsion décor and ceiling with full range of recess lighting and Velux double-glazed skylight window, quality flooring, central heating radiator, recess fitted with display shelving, full range of dove grey fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces, wall-mounted and concealed behind one unit gas combination boiler supplying domestic hot water and gas central heating, integrated double electric oven, four ring gas hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for dining table and chairs, white panel door allowing access to bathroom/WC.



#### Bathroom/WC

Generous sized bathroom/WC with patterned glaze UPVC double-glazed window to rear, quality ceramic tiled décor to halfway with plastered emulsion décor above and two walls ceramic tiled, plastered emulsion ceiling with recess lighting and Xpelair fan, ceramic tiled flooring,



central heating radiator, modern suite fitted in white comprising panelled bath with central waterfall feature mixer taps, above bath shower screen, overhead shower supplied direct from combi system, low-level WC, wash hand basin with central waterfall feature mixer taps.

## Covered Utility Room

Paved patio with PVC panelled décor, outside electric power points, outside water tap fitting, clear glazed French door to rear allowing access to rear gardens.

## First Floor Elevation

### Landing

UPVC double-glazed window to rear, plastered emulsion décor and ceiling with coving and generous access to loft, fitted carpet, spindled balustrade, electric power points, radiator, doors allowing access to bedrooms 1 and 2.

### Bedroom 1 (3.70 x 4.45m)

Two UPVC double-glazed windows to front, plastered emulsion décor and coved ceiling with pendant ceiling light fitting, radiator, electric power points, fitted carpet, full range of built-in wardrobes to one wall providing ample hanging and shelving space.

### Bedroom 2 (2.71 x 2.86m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power points.

## Attic

Accessed via pulldown ladder, benefitted from complete insulation and boarding for excellent storage with potential for creating a loft conversion with space off the landing for further staircase.

## Rear Garden

Maintenance-free garden laid to paved patio with Cotswold stone gravel borders with feature artificial grass-laid sections, access to outbuildings with excellent storage and rear access.

## Front Garden

Laid to decorative gravel garden stocked with mature shrubs and evergreens with brick-built front boundary wall and timber gate allowing main access.

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**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**

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# 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.