

Semi-Detached House - Trealaw

£137,500

Property Reference: PP11418



This is an immaculate, three bedroom, extended, deceptively spacious, end terraced property situated here in this ideal position with unspoilt south-facing views over Tonypany, the surrounding valley and mountains.



Property Reference: PP11418

This is an immaculate, three bedroom, extended, deceptively spacious, end terraced property situated here in this ideal position with unspoilt south-facing views over Tonypany, the surrounding valley and mountains. This property offers generous family-sized accommodation, benefitting from UPVC double-glazing, gas central heating, external insulation and many extras. All fitted carpets, floor coverings, light fittings, blinds and many extras will remain as seen. This property offers excellent access to transport connections, to the village of Tonypany itself, schools at all levels and offers outstanding walks over the surrounding countryside. It affords low maintenance rear garden with side access, with the addition of working cloaks/WC, workshop/utility room beneath the kitchen. It briefly comprises, entrance porch, entrance hallway, spacious lounge/diner, fitted kitchen with integrated appliances, first floor landing with three bedrooms, modern bathroom/shower with separate WC, gardens to rear, side access.

Entranceway

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

Porch

Papered décor, dado to centre, quality flooring, plastered emulsion ceiling, wall-mounted electric service meters, ornate glazed panel door to rear allowing access to inner hallway.

Hallway

Papered décor, dado to centre, plastered emulsion ceiling, quality laminate flooring, radiator, electric power points, staircase to first floor elevation with modern fitted carpet, ornate glazed panel door to side allowing access to lounge/diner.

Lounge/Diner (3.81 x 6.35m)

UPVC double-glazed window to front with made to measure blinds, UPVC double-glazed window





to rear with made to measure blinds and affording unspoilt views over the surrounding valley, papered décor, plastered emulsion ceiling with two modern pendant ceiling light fittings, laminate flooring, two radiators, one recess alcove fitted with shelving and with base storage cupboard housing gas service meters, ample electric power points, television aerial socket, feature oversized Adam-style fireplace with tiled insert and ornamental electric fire set onto black marble hearth to remain as seen, ornate glazed panel door to rear allowing access to kitchen.



Kitchen (3.90 x 2.62m)

UPVC double-glazed window to rear with made to measure roller blinds, further UPVC double-glazed window to rear with made to measure blinds and outstanding views, papered décor, plastered emulsion ceiling with modern four-way spotlight fitting, UPVC double-glazed door to side allowing access to rear gardens and side entrance, laminate flooring, radiator, full range of farmhouse-style fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, larder unit, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, integrated electric oven, four ring electric hob and extractor canopy fitted above, also integrated fridge/freezer, unique pull-out ironing board which will remain as seen.



First Floor Elevation

Landing

Matching décor to entrance hallway, plastered emulsion ceiling with generous access to loft and pulldown ladder, fitted carpet, spindled



balustrade, white panel doors allowing access to bedrooms 1, 2, 3, built-in storage cupboard housing wall-mounted gas combination boiler supplying hot water and central heating which was installed in March 2023 and has a 5 year warranty, fitted with shelving, further doors allowing access to bathroom/shower and separate WC.

Bedroom 1 (2.13 x 2.56m)

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

Bedroom 2 (3.71 x 3.45m)

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

Bedroom 3 (3.10 x 2.82m)

UPVC double-glazed window to rear with made to measure blinds offering unspoilt views, papered décor, plastered emulsion ceiling, one feature wall papered, fitted carpet, radiator, ample electric power points.

Family Bathroom/Shower

Excellent size with patterned glaze window to side with made to measure blinds, quality porcelain tiled décor to two thirds and complete to shower area with remaining area plastered emulsion, quality cushion floor covering, radiator, all fixtures and fittings to remain, modern white suite comprising panelled bath with central mixer taps, wash hand basin with central mixer taps and oversized walk-in shower cubicle with shower supplied direct from combi system.

Separate WC

Generous sized WC with patterned glaze UPVC double-glazed window to rear, ceramic tiled décor to halfway and complete to one wall with sections plastered emulsion, cushion floor covering, matching white suite to include low-level WC, fixtures and fittings to remain.

Rear Garden

Beautifully presented, low maintenance garden laid to flagstone patio further allowing access to decked gardens with spindled balustrade offering unspoilt south-facing views over the surrounding valleys and mountains with side access to front entrance, outside water tap fitting, access to working cloaks/WC,

Workshop/Utility Room

Plasterboard walls and ceiling, supplied with electric power and light. It is understood that the old bakehouse fireplace is situated within one wall, unique design wall-mounted foldaway clothes line to remain as seen, ideal for storage, workshop or as utility room with working cloaks/WC.

Cloaks/WC

Tiled décor to halfway, papered décor above, plastered emulsion ceiling, fixtures and fittings to remain, white suite to include low-level WC, wall-mounted wash hand basin, all fixtures and fittings included.

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.