

**Terraced House - Maerdy**

**£119,950**

*Property Reference: PP11388*



Completely renovated and modernised, spacious, three bedroom, mid-terrace property situated in this side street location with unspoilt views to the rear over Maerdy farm and mountains.



Completely renovated and modernised, spacious, three bedroom, mid-terrace property situated in this side street location with unspoilt views to the rear over Maerdy farm and mountains. This property offers generous family-sized accommodation and must be viewed internally to be fully appreciated. It benefits from new walls, ceilings, modern shower room/WC, separate utility room. A full range of integrated appliances and white goods are available by separate negotiation if required. It will be sold with no onward chain, all quality new fitted carpets, floor coverings, blinds and light fittings included. It offers generous gardens to rear, ideal for families with young children or for entertaining with the possibility of construction of detached garage to rear, of course subject to planning permission from the local authority. This property must be viewed. It is being offered for sale at a very realistic price in order to achieve a quick sale with no onward chain. Griffiths Street in Maerdy offers easy access to all amenities and facilities including schools at all levels and excellent transport connections, outstanding walks are offered over the mountains and streams. An early viewing appointment is highly recommended. It briefly comprises, entrance hallway, spacious lounge/diner, modern fitted kitchen/breakfast room with integrated appliances, inner hallway, fitted utility room, shower room/WC, first floor landing, three bedrooms, gardens to rear.

#### Entranceway

Entrance via light oak-effect UPVC double-glazed door allowing access to entrance hallway.

#### Hallway

Plastered emulsion décor and ceiling, quality laminate flooring, radiator,





wall-mounted electric service meters, staircase to first floor elevation with new fitted carpet, modern glazed panel door to side allowing access to lounge/diner.

Lounge/Diner (3.70 x 6.37m not including depth of recesses)

Light oak-effect UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with two modern pendant ceiling light fittings, central heating radiator, ample electric power points, wall-mounted electric fire, two recess alcoves, one with base storage and gas service meters, white panel door to side allowing access to lobby, quality fitted carpet, modern glazed panel door to rear allowing access to kitchen/breakfast room.



Kitchen/Breakfast Room (4.82 x 2.50m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens and Maerdy mountain, UPVC double-glazed door to rear allowing access to gardens, plastered emulsion décor and ceiling with full range of recess lighting, quality laminate flooring, slimline upright radiator, Xpelair fan, full range of modern ivory high gloss fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback tiling, integrated electric oven, four ring gas hob and extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for dishwasher, ample space for additional appliances, white goods are available if required, ample space for table and chairs if required.



Inner Lobby

Plastered emulsion décor and ceiling, quality new



fitted carpet, access to understairs storage, white panel door to rear allowing access to utility room.

## Utility Room

Plastered emulsion décor and ceiling with recess lighting, quality flooring, electric power points, plumbing for automatic washing machine, further work surfaces, white goods can remain if required, modern chrome heated towel rail, white panel door to rear allowing access to shower room/WC.

## Shower Room/WC

Patterned glaze UPVC double-glazed window to rear with made to measure roller blinds, quality ceramic tiled décor floor to ceiling, quality flooring, plastered emulsion ceiling with full range of recess lighting, radiator, all fixtures and fittings to remain, white modern suite comprising low-level WC, wash hand basin with central mixer taps and within high gloss base vanity unit, oversized family walk-in shower cubicle with overhead rainforest shower with attachments supplied direct from combi system.

## First Floor Elevation

### Landing

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor and ceiling with modern pendant ceiling light fitting to remain, quality new fitted carpet, spindled balustrade, white panel doors to bedrooms 1, 2, 3.

### Bedroom 1 (3 x 1.90m)

Light oak-effect UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, ample electric power points.

### Bedroom 2 (2.55 x 3.63m)

Light oak-effect UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, ample electric power points.

### Bedroom 3 (2.60 x 2.60m)

UPVC double-glazed window to rear overlooking rear gardens and with unspoilt views over Maerdy farm and mountains, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, ample electric power points, floor to ceiling built-in storage cupboard fitted with shelving housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

## Rear Garden

Laid to concrete patio with outside water tap fitting, further allowing access onto grass-laid gardens heavily stocked with mature shrubs, plants etc and with excellent rear access, potential for garage is available subject to standard planning applications with the local authority.

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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.