

## Terraced House - Porth

£125,000

Property Reference: PP11294



This is a three bedroom, very well maintained, mid-terrace property situated in a popular side street location of Glynfach, Porth offering easy access to all amenities and facilities including schools at all levels, transport connections and excellent road links for M4 corridor.





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This is a three bedroom, very well maintained, mid-terrace property situated in a popular side street location of Glynfach, Porth offering easy access to all amenities and facilities including schools at all levels, transport connections and excellent road links for M4 corridor. It offers outstanding potential with garden to front and excellent sized garden to rear with potential of off-road parking and good lane access. The property benefits from UPVC double-glazing, gas central heating and will be sold as seen with no onward chain. An ideal opportunity for first time buyer to get onto the property ladder and create your dream home. It briefly comprises, entrance porch, entrance hall, lounge/sitting room, dining room, fitted kitchen/dining room, bathroom, separate WC, first floor landing, three bedrooms, garden to front and rear with driveway for off-road parking.

#### Entranceway

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

#### Porch

Tiled flooring, tiled décor, wood panel ceiling with electric striplight, patterned glaze panel door to rear allowing access to hallway.

#### Hallway

Papered décor, dado to centre, tongue and groove panelled ceiling, laminate flooring, radiator, electric power points, telephone point, staircase allowing access to first floor with fitted carpet, patterned glaze panel window to side and door to side allowing access to lounge.

#### Lounge (3.53 x 3.38m not including depth of recesses)

Papered décor, patterned artex ceiling, fireplace with mantel and two recess alcoves either side, radiator, electric power points, fitted carpet, double French panel doors to rear allowing







access to kitchen, patterned glaze panel window and double opening to the sitting/dining section.

#### Sitting/Dining Section (2.93 x 3.34m)

Georgian leaded UPVC double-glazed window to front, papered décor, patterned artex ceiling, radiator, ample electric power points.

#### Kitchen (1.73 x 2.57m)

UPVC double-glazed window and door to rear allowing access and overlooking rear gardens, plastered emulsion décor and ceiling with modern four-way spotlight fitting, cushion floor covering, modern wall and base units including single sink and drainer unit, ample electric power points, work surfaces and electric cooker power point, window and further opening to side through to dining room.

#### Dining Room (3.20 x 2.95m)

Plastered emulsion décor, one wall wood panelled, tongue and groove panelled ceiling, recess lighting, recess area ideal for fridge/freezer or ornamental display, louvre door to understairs storage facility, telephone point, ample electric power points, plumbing for automatic washing machine, radiator, fitted carpet, white panel door to rear allowing access to bathroom/WC.



#### Bathroom

Patterned glaze UPVC double-glazed windows to side and rear, ceramic tiled décor to three walls with remaining walls emulsion, plastered emulsion ceiling, cushion floor covering, central heating radiator, white suite to include panelled bath with central mixer taps and shower attachment, above bath shower screen, wash hand basin, recess area with separate WC.

#### Separate WC

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor, tongue and



groove panelled ceiling, cushion floor covering, low-level WC.

## First Floor Elevation

### Landing

UPVC double-glazed window to rear, papered décor, dado to centre, fitted carpet, wrought iron balustrade, electric power points, tongue and groove panelled ceiling, access to bedrooms 1, 2, 3.

### Bedroom 1 (3.06 x 2.14m)

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

### Bedroom 2 (2.84 x 3.97m)

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

### Bedroom 3 (2.86 x 2.30m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor, tongue and groove panelled ceiling, laminate flooring, radiator, ample electric power points.

## Rear Garden

Excellent sized garden laid to grass with patio and timber fenced boundaries together with concrete block-built boundary walls, excellent rear access, driveway to accommodate off-road parking for excellent sized family vehicle.

## Front Garden

Laid to concrete patio with rendered front boundary wall, wrought iron 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.