

Terraced House - Pentre

£149,950

Property Reference: PP11350



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This is an unique, incredibly spacious, four bedroom, traditional stone-built, end-link cottage, extended to side with forecourt approach, side entrance and with outstanding sized country-style gardens to rear, offering picturesque views, south-facing over the valley and mountains. This property, situated in this prime location is a character cottage, upgraded and renovated, keeping much of the original character and charm combing it with modern day living. It offers generous family-sized accommodation. The gardens offering excellent potential for children and entertaining. It offers immediate access to schools at all levels, colleges, leisure facilities, transport connections and not forgetting the outstanding walks over the countryside. It truly is a unique property and must be viewed. It will be sold with all fitted carpets, floor coverings, light fittings, blinds and many extras, with no onward chain and an early completion is available if required. It is being offered for sale at this very realistic price in order to achieve a quick sale. Currently benefits from UPVC double-glazing, gas central heating and must be viewed. It briefly comprises, entrance hall, modern family bathroom/WC, fitted kitchen/dining room, spacious lounge/dining room, summer lounge/conservatory, inner hallway, walk-in storage cupboard, first floor landing, cloaks/WC, four bedrooms, en-suite shower room/WC to master bedroom, gardens to front and rear.

Entranceway

Entrance via modern composite double-glazed panel door allowing access to entrance hallway.

Hallway

Plastered emulsion décor and ceiling, quality tiled flooring, Victorian-style radiator, light oak





panel doors to lounge, kitchen and bathroom.

Bathroom

Patterned glaze sash UPVC window to front with made to measure blinds, quality ceramic tiled décor to halfway with plastered emulsion décor above, plastered emulsion ceiling, quality tiled flooring, Victorian-style contrast radiator, modern white suite comprising freestanding bath tub with freestanding central mixer taps and shower attachments, wall-mounted wash hand basin with central mixer taps housed within high gloss base drawer cabinet, low-level WC.

Kitchen (2.92 x 3.51m)

UPVC double-glazed window to rear offering spectacular views over the surrounding mountains, overlooking rear gardens, plastered emulsion décor and ceiling with four-way spotlight fitting, tiled flooring, white heated towel rail, full range of light oak fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, plumbing for dishwasher, ample space for additional appliances, freestanding gas cooker with canopy above to remain as seen, wall-mounted gas combination boiler housed behind one matching unit supplying domestic hot water and gas central heating, ample space for dining table and chairs if required.

Main Lounge (6.91 x 4.15m not including depth of recesses)

Two UPVC double-glazed windows to rear offering unspoilt views both with made to measure blinds, UPVC double-glazed door to rear allowing access to summerhouse/conservatory,

plastered emulsion décor and ceiling with two modern pendant ceiling light fittings, radiator, quality wood panel flooring, range of recess alcoves fitted with shelving, Inglenook recess fireplace with Adam-style feature fireplace set onto stone hearth ideal for ornamental display or perhaps for insertion of genuine log fire if required, ample electric power points, oak panel door to rear allowing access to inner hallway, door to understairs storage.

Summer Lounge/Conservatory (3.62 x 3.39m)

Block-built to one side with PVC panelling above, block-built rear with UPVC double-glazed opening windows overlooking rear gardens and with splendid views, UPVC double-glazed double French doors to side allowing access to gardens, quality tiled flooring, ample electric power points.

Inner Hallway

Patterned glaze sash UPVC double-glazed window to front, plastered emulsion décor and ceiling, wood panel flooring, radiator, staircase to first floor elevation with fitted carpet, door allowing access to walk-in storage room.

Walk-In Storage Room

Further patterned glaze UPVC double-glazed sash window to front, plastered décor, textured ceiling, full range of shelving and hanging space.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, generous access to loft, spindled balustrade, fitted carpet, electric power points, panel doors to bedrooms 1, 2, 3, 4 and cloaks/WC.

Bedroom 1 (3.45 x 4.40m not including depth of recesses)

UPVC double-glazed window to rear overlooking rear gardens and with unspoilt views, plastered emulsion décor and ceiling with modern pendant ceiling light fitting, fitted carpet, radiator, ample electric power points, light oak panel door to en-suite shower room/WC.

En-Suite Shower Room

Patterned glaze sash-effect UPVC double-glazed window to front with made to measure roller blinds, plastered emulsion décor, Xpelair fan, plastered emulsion ceiling, cushion floor covering, radiator, all fixtures and fittings to remain, white suite to include low-level WC, wash hand basin with central mixer taps and splashback ceramic tiling, walk-in double shower cubicle fully ceramic tiled with overhead shower supplied direct from combi system.

Bedroom 2 (3.22 x 2.45m)

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor, fitted carpet, radiator, electric power points.

Bedroom 3 (3.24 x 3.72m)

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

Bedroom 4 (2.82 x 2.40m)

Sash-effect UPVC double-glazed window to front, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, fitted carpet, radiator, ample electric power points.

Cloaks/WC

Wood panel décor, Xpelair fan, plastered emulsion ceiling, all fixtures and fittings to remain, laminate flooring, white suite comprising low-level WC, corner wash hand basin with splashback ceramic tiling.

Rear Garden

Laid to decked garden with wrought iron balustrade and gates allowing access to country-style garden laid with additional patio, further onto gravel-laid gardens and raised decked balcony, unspoilt views over the surrounding mountains and farmland, offers enormous potential and will include full range of mature shrubs, plants, evergreens as seen, this is an extensive sized garden.

Front Garden

Laid to concrete with outside courtesy lighting and raised borders, block-built front boundary walls.

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.