

Detached House - Pentre

£179,950

Property Reference: PP11428



This is an immaculate, double extended, originally double front, spacious, completely renovated and modernised, three double bedroom, mid-terrace property situated in this quiet, cul-de-sac, side street offering easy access to all amenities and facilities.



This is an immaculate, double extended, originally double front, spacious, completely renovated and modernised, three double bedroom, mid-terrace property situated in this quiet, cul-de-sac, side street offering easy access to all amenities and facilities. It offers outstanding family-sized accommodation and is seen to be in beautiful condition throughout, benefitting from UPVC double-glazing, gas central heating. It will be sold including all quality fitted carpets, porcelain tiled flooring, all quality modern light fittings throughout, all fixtures and fittings, two-tone modern fitted kitchen with full range of integrated appliances to include double oven, hob, extractor, wine cooler, fridge, separate freezer, dishwasher, microwave oven. It affords excellent sized dining area, separate walk-in utility room, modern Victorian-style bathroom, first floor cloaks/WC in addition to ground floor bathroom, built-in wardrobes to master bedroom, spacious flat low maintenance rear garden with access to an incredibly spacious detached garage/outbuilding to accommodate some three plus vehicles, supplied with its own electric power and light with remote controlled roller shutter doors. This property must be viewed. It offers easy access to schools, leisure facilities, transport connections, and offers outstanding walks over the surrounding hills and mountains. Be sure to book your viewing appointment today to avoid disappointment. It briefly comprises, entrance porch, spacious open-plan lounge with Inglenook feature, modern two-tone fitted kitchen/dining room, utility room, modern bathroom/WC/shower over bath, first floor landing, cloaks/WC, three generous double bedrooms,





one with built-in wardrobes, flat garden to rear, triple garage.

Entranceway

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

Porch

Plastered emulsion ceiling, modern slimline upright contrast radiator, porcelain tiled flooring, modern etched glaze panel door with clear glazed panels either side allowing access to main lounge.



Lounge (8.01 x 4.15m)

Two UPVC double-glazed windows to front with blinds to remain as seen, plastered emulsion décor with one feature original stone wall, two recess alcoves both fitted with base storage, one with gas service meters, wall light fittings to remain, plastered emulsion ceiling with range of recess lighting and modern pendant ceiling light fitting, quality porcelain tiled flooring, two upright modern slimline radiators, open-plan stairs to first floor elevation with fitted carpet and spindled balustrade, small understairs storage, ample electric power points, modern etched glaze panel door to rear allowing access to kitchen.



Kitchen (3.47 x 3.42m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with one feature original stone wall, plastered emulsion ceiling with recess lighting, matching quality porcelain tiled flooring, contrast slimline upright radiator, full range of contrast midnight blue and white quality modern fitted units all finished with copper trim comprising ample wall-mounted units, base units, pan drawers, ample work surfaces with matching splashback, contrast insert single sink and drainer with



copper central mixer taps, integrated appliances to remain as seen to include double electric oven, microwave, five ring gas hob, dishwasher and wine cooler, fridge and freezer, feature stone pillar opening through to dining section.

Dining Section (1.90 x 5.20m)

UPVC double-glazed double French doors to rear allowing access onto rear gardens, matching porcelain tiled flooring, plastered emulsion décor and ceiling with feature downlighting, contrast slimline upright radiator, electric power points, built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, ample electric power points, modern panel doors allowing access to bathroom/WC and utility.

Utility Room

Plastered emulsion décor and ceiling, ceramic tiled flooring, ample electric power points, plumbing for automatic washing machine and ample space for additional appliances.

Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion ceiling with modern ceiling light fitting, Xpelair fan, ceramic tiled flooring, porcelain tiled décor, chrome heated towel rail, modern white suite comprising Victorian rolltop bath with above bath shower screen, overhead rainforest shower supplied direct from combi system, Victorian wash hand basin and low-level WC.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, UPVC double-glazed window to rear overlooking rear gardens, modern white panel doors to bedrooms 1, 2, 3, cloaks/WC.

Bedroom 1 (2.72 x 3.23m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, quality modern fitted carpet, radiator, ample electric power points, built-in storage area.

Cloaks/WC

Plastered emulsion décor and ceiling, quality cushion floor covering, low-level WC with combined wash hand basin with central mixer taps.

Bedroom 2 (3.32 x 4.85m)

Two UPVC double-glazed windows to front with made to measure blinds, plastered emulsion décor and ceiling with radiator, ample electric power points, quality modern fitted carpet, double modern white panel doors to built-in wardrobes with hanging and shelving space.

Bedroom 3 (3.36 x 3.27m)

UPVC double-glazed window to side with made to measure roller blinds, plastered emulsion décor and ceiling, quality new modern fitted carpet, radiator, ample electric power points.

Rear Garden

Excellent sized flat garden laid to paved patio further allowing access onto slate gravel feature garden, timber side boundaries, outside water tap fitting, hot and cold, further allowing access to purpose-built detached garage/workshop.

Detached Garage/Workshop (8.14 x 6.27m)

Concrete block-built with genuine apex roof supplied with electric power and light with remote controlled roller shutter doors, this garage would accommodate a minimum of three family vehicles and is accessed via UPVC double-glazed door and further UPVC double-glazed window.

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.