

Terraced House - Treorchy

£199,950

Property Reference: PP11470



This is a beautifully presented, completely renovated and modernised, double extended, deceptively spacious, quality family home, situated in this popular side street location in the heart of the award-winning village of Treorchy, surrounded by amenities and facilities including schools at all levels, leisure facilities, playing areas for young children, paddling pool, transport connections and outstanding walks over the surrounding countryside.



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Entranceway

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

Porch

Plastered emulsion décor and covered ceiling, quality





porcelain tiled flooring, wall-mounted and boxed in electric service meters, modern etched glaze oak panel door to side allowing access to lounge.

Lounge (6.75 x 4.55m)

UPVC double-glazed sash window to front, UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling with coving and recess lighting, quality wood panel flooring, two central heating radiators, ample electric power points, gas service meters housed within recess storage, open-plan stairs allowing access to first floor elevation with new quality fitted carpet and spindled balustrade, light oak modern etched glaze panel door to rear allowing access to kitchen/breakfast room.



Kitchen/Breakfast Room (2.45 x 6.02m not including depth of recesses)

UPVC double-glazed window to side, UPVC double-glazed double French doors to rear allowing access to rear gardens, plastered emulsion ceiling, quality porcelain tiled décor, central heating radiator, full range of modern midnight blue fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, larder units, integrated electric oven, microwave, four ring induction hob, extractor canopy fitted above, space for American-style fridge/freezer, contrast single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample work surfaces with porcelain splashback tiling, ample electric power points, one larder unit housing wall-mounted new gas combination boiler supplying domestic hot water and gas central heating, matching breakfast bar, solid oak panel door to



side allowing access to cloaks/WC.

Cloaks/WC

Patterned glaze UPVC double-glazed window to rear, porcelain tiled flooring, porcelain tiled décor to halfway with plastered emulsion décor above, plastered emulsion ceiling with Xpelair fan, modern suite in white comprising close-coupled WC, modern corner wash hand basin with contrast central mixer taps, contrast heated towel rail.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, generous access to loft, spindled balustrade, light oak panel doors allowing access to bedrooms 1, 2, 3, family bathroom/WC, generous access to loft.

Bedroom 1 (1.88 x 3.42m)

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

Bedroom 2 (2.60 x 4.26m)

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

Bedroom 3 (2.57 x 2.35m)

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

Family Bathroom (4.52 x 2.39m)

Patterned glaze UPVC double-glazed window to side, porcelain tiled flooring, porcelain tiled décor, plastered emulsion ceiling with recess lighting, central heating radiator, contrast heated towel rail, Xpelair fan, modern white suite comprising freestanding modern tub bath with freestanding contrast central mixer taps with shower attachment, close-coupled WC, his and her wash hand basin with contrast central mixer taps housed within high gloss base vanity unit, walk-in oversized family shower cubicle with contrast overhead rainforest shower with attachments supplied direct from combi system.

Rear Garden

Laid to paved patio with outside courtesy lighting with PAR system, side courtyard, private area ideal for storage, further leads onto paved patio with decorative gravel borders, mature shrubs, plants, evergreens, concrete block-built rear wall with excellent rear lane access, outside water tap fitting.

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.