

Terraced House - Pentre

£99,950

Property Reference: PP11548



We are delighted to offer to the market this incredible buy, renovated and modernised, extended, three bedroom plus loft storage, mid-terrace property situated in this quiet, side street location offering easy access to all amenities and facilities, schools, transport connections and outstanding views and walks over the surrounding countryside.



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Entranceway

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

Hallway

Papered décor with dado to centre, plastered emulsion ceiling with ornate centrepiece, quality fitted carpet, radiator, ample electric power points, wall-mounted electric service meters, staircase to first floor elevation with carpet tread, ornate glazed panel door to side allowing access to lounge/diner.

Lounge/Diner (3.81 x 6.59m)

UPVC sash-effect double-glazed





window to front, UPVC double-glazed Georgian window to rear overlooking rear gardens, papered décor with one contrast feature wall, papered and coved ceiling with ornate centrepiece, quality laminate flooring, two radiators, two recess alcoves both fitted with wall light fittings, base storage cabinets, one housing gas service meters, oversized Adam-style feature fireplace with main facing wall with marble insert and matching hearth ideal for ornamental display or insertion of gas or electric fire, ornate glazed panel door to rear allowing access to kitchen.



Kitchen (3.75 x 2.72m)

UPVC double-glazed window and door to side allowing access and overlooking gardens, quality ceramic tiled décor with plastered emulsion décor above, plastered emulsion ceiling with recess lighting and centrepiece, ceramic tiled flooring, radiator, full range of light oak fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces, freestanding gas cooker to remain as seen with extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine and dishwasher, access to understairs storage facility, ornate glazed panel door to rear allowing access to bathroom.



Bathroom

A modern, sizeable bathroom with patterned glaze Georgian UPVC double-glazed window to rear, high gloss PVC panel ceiling with modern recess lighting, PVC panel décor, quality laminate flooring, radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, new modern bathroom suite finished in white



comprising panelled tub bath with central waterfall feature mixer taps, overhead rainforest shower with attachments, close-coupled WC, oval wash hand basin with freestanding central mixer taps housed within modern high gloss base vanity drawer unit.

First Floor Elevation

Landing

Matching décor to entrance hallway, spindled balustrade, fitted carpet, plastered emulsion ceiling with modern four-way spotlight fitting, electric power points, panel doors allowing access to bedrooms 1, 2, 3, generous access to loft with pulldown ladder.

Bedroom 1 (3.72 x 4.70m)

Two sash UPVC double-glazed windows to front, papered décor, plastered emulsion ceiling, fitted carpet, radiator, ample electric power points.

Bedroom 2 (2.82 x 2.89m)

UPVC double-glazed sash window to rear overlooking rear gardens, plastered emulsion décor, papered and coved ceiling, laminate flooring, radiator, ample electric power points.

Bedroom 3 (4.08 x 2.71m)

UPVC double-glazed sash window to side, plastered emulsion décor and coved ceiling, laminate flooring, radiator, ample electric power points.

Attic Storage

Full width and depth of the main property with plastered emulsion décor and ceiling, two Velux skylight windows, recess lighting, supplied with electric power and light, built-in storage cupboard.

Rear Garden

Beautifully presented, brick-laid patio with concrete block-built rear boundary walls with excellent rear lane access and access to storage beneath bathroom area, ideal as workshop, utility area.

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.