

Terraced House - Pentre

£115,000

Property Reference: PP11217



This is a completely renovated and modernised, three bedroom, mid-terrace property situated in this convenient side street location offering immediate access to schools, transport connections, leisure facilities and outstanding walks over the surrounding hills and mountains.



Property Reference: PP11217

This is a completely renovated and modernised, three bedroom, mid-terrace property situated in this convenient side street location offering immediate access to schools, transport connections, leisure facilities and outstanding walks over the surrounding hills and mountains. This property would ideally suit first time buyer but offers great family-sized accommodation with garden to front and rear with rear lane access. It benefits from UPVC double-glazing, gas central heating, will be sold including all quality fitted carpets, floor coverings, light fittings, made to measure blinds, integrated appliances to kitchen and an early viewing appointment is highly recommended. It briefly comprises, entrance hallway, spacious lounge/diner, modern fitted kitchen, modern bathroom/WC, first floor landing, three bedrooms, gardens to front and rear.

Entranceway

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

Hallway

Plastered emulsion décor and ceiling, quality laminate flooring, radiator, wall-mounted and boxed in electric service meters, staircase to first floor elevation with modern fitted carpet, modern white panel door to side allowing access to lounge/diner.

Lounge/Diner (3.68 x 6.39m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, quality laminate flooring, two central heating radiators, ample electric power points, gas service meters housed within recess storage, access to understairs storage, modern white panel door to rear allowing access to kitchen.

Kitchen (4.58 x 2.41m)

UPVC double-glazed window and





door to rear allowing access to rear gardens, plastered emulsion décor and ceiling with electric striplight fitting, tiled flooring, radiator, full range of high gloss white fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four ring gas hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances as required, modern white panel door to rear allowing access to bathroom/WC.



Bathroom/WC

Generous size with patterned glaze UPVC double-glazed window to rear, quality ceramic tiled décor floor to ceiling, modern PVC panelled ceiling, quality ceramic tiled flooring, Xpelair fan, central heating radiator, modern white suite comprising panelled bath with central mixer taps and shower attachments, above bath shower screen, low-level WC, wash hand basin with central mixer taps.

First Floor Elevation

Landing

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor, textured emulsion ceiling, quality fitted carpet, electric power points, generous access to loft with pulldown ladder, modern white panel doors to bedrooms 1, 2, 3.



Bedroom 1 (2.68 x 2.15m)

Light oak-effect UPVC double-glazed window to front, plastered emulsion décor, textured emulsion and coved ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (2.95 x 3.62m)

Light oak-effect UPVC double-glazed window to front with made to measure



blinds, plastered emulsion décor, textured emulsion and coved ceiling, fitted carpet, radiator, ample electric power points.

Bedroom 3 (2.64 x 2.99m)

UPVC double-glazed window to rear overlooking rear gardens and with unspoilt views over the surrounding valley and mountains, plastered emulsion décor, textured emulsion and coved ceiling, fitted carpet, radiator, ample electric power points, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Excellent sized garden with rear access, concrete block-built boundary walls, offers enormous potential, currently laid to gravel section and patio area with unspoilt views.

Front Garden

Laid to patio with brick-built front boundary wall with wrought iron balustrade above with matching gate allowing main access.

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.