

**Terraced House - Pentre**

**£169,950**

*Property Reference: PP11605*



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This is a beautifully presented, completely renovated and modernised, double extended, mid-terrace property situated in this popular, quiet, side street location offering immediate access to all amenities, facilities and services including schools, colleges, leisure facilities, playing fields, transport connections and outstanding walks over the surrounding countryside. This property, renovated and modernised by one of our professional returning developers some years ago, offers generous modern family accommodation where the finish is of the highest degree. The property will be sold including all fitted carpets, quality floor coverings, made to measure blinds, light fittings and man extras. Modern two-tone fitted kitchen includes full range of integrated appliances which include fridge/freezer, wine cooler, electric oven, hob, extractor canopy, microwave, automatic washing machine and dishwasher. It benefits from three substantial sized bedrooms, beautifully presented modern bathroom/WC/shower, feature lighting to first floor which includes built-in fairy lighting to bedrooms and bathroom, an excellent feature for children. Maintenance-free garden with purpose-built outbuilding, remote controlled roller shutter doors creating off-road parking/driveway or private gardens. This property must be viewed to be fully appreciated. It briefly comprises, open-plan entrance hallway with feature lighting and tiled flooring, spacious lounge, modern two-tone fitted kitchen/dining room/sitting room with full range of integrated appliances, first floor landing with glass balustrade, three generous sized bedrooms, family bathroom/WC/shower, maintenance-free garden/driveway, outbuilding.





## Entranceway

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

## Hallway

Plastered emulsion décor and coved ceiling with full range of recess lighting, quality tiled flooring, central heating radiator, wall-mounted and boxed in electric service meters, staircase to first floor elevation with modern fitted carpet and feature stair lighting, double modern etched glaze panel doors to side allowing access to lounge.



## Lounge (3.45 x 6.61m)

UPVC double-glazed sash window to front with made to measure blinds, plastered emulsion décor and ceiling with full range of recess halogen lighting, coving, plastered emulsion décor with one feature central oak panelled décor to main feature wall, two central heating radiators, ample electric power points, gas service meters housed within recess storage, modern white panel door to understairs storage facility, matching door to rear allowing access to spacious kitchen/diner.



## Kitchen/Diner (4.03 x 3.66m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, UPVC double-glazed double French doors to rear allowing access and overlooking rear gardens and with unspoilt views over the surrounding valley, plastered emulsion décor and ceiling with coving and full range of halogen lighting, quality porcelain tiled flooring, central heating radiator, quality modern two-tone high gloss range of fitted kitchen units finished in white and graphite grey comprising ample wall-mounted units, base units, drawer packs, larder units, ample work surfaces with



co-ordinate splashback ceramic tiling, co-ordinate single sink and drainer with flexi mixer taps, integrated fridge/freezer, wine cooler, electric oven, electric hob, microwave oven, automatic washing machine and dishwasher, ample space for family dining table and perhaps sofa if required.

## First Floor Elevation

### Landing

Plastered emulsion décor and ceiling with recess lighting and coving, glazed balustrade, electric power points, modern white panel doors to bedrooms 1, 2, 3, family bathroom, generous access to loft.

### Bedroom 1 (3.11 x 1.79m)

UPVC double-glazed sash window to front with made to measure blinds, plastered emulsion décor and ceiling with coving, built-in feature fairy lighting and recess lighting, radiator, quality fitted carpet, ample electric power points.

### Bedroom 2 (2.77 x 4.58m)

Sash UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and covered ceiling with full range of recess lighting and feature fairy lighting, quality fitted carpet, radiator, ample electric power points.

### Family Bathroom

Quality tiled décor floor to ceiling, porcelain tiled flooring, plastered emulsion ceiling with Xpelair fan, fairy lighting and recess feature lighting, contrast charcoal heated towel rail, vanity touch mirror to remain as seen, modern white suite to include panel bath with central waterfall feature mixer taps, wash hand basin with central waterfall feature mixer taps housed within high gloss base vanity unit, walk-in shower cubicle with overhead rainforest shower and attachments supplied direct from combi system, all fixtures and fittings to remain.

### Bedroom 3 (master bedroom 3.40 x 4.30m)

Two UPVC double-glazed windows to rear both with made to measure blinds, overlooking rear gardens and with unspoilt views over the surrounding valley, plastered emulsion décor and ceiling with recess lighting and coving, quality fitted carpet, radiator, ample electric power points.

### Rear Garden

Beautifully presented, maintenance-free laid to colour sandstone patio with raised seating area, further allowing access to purpose-built detached outbuilding/workshop/hideaway/storage with remote controlled roller shutter doors providing access to driveway and gardens, outside water tap fitting, courtesy lighting and electric power points.

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## 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

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# 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.