

Terraced House - Trealaw

£114,950 Sold STC

Property Reference: PP11579



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This is a three bedroom, extended, mid-terrace property situated in this quiet, cul-de-sac side street location, ideal for families with young children. It affords splendid landscaped, low maintenance rear garden with south-facing views over the surrounding valley. The property benefits from UPVC double-glazing, gas central heating and would ideally suit first time buyers to get onto the property ladder and is situated in this quiet location. It is being offered for sale with no onward chain and an early completion is available if required. It will be sold including made to measure blinds, fitted carpets and floor coverings and all fixtures and fittings. It offers generous family sized accommodation and briefly comprises, spacious open-plan lounge/diner, fitted kitchen with integrated appliances, bathroom/WC/shower, first floor landing, three bedrooms, gardens to rear.

Entranceway

Entrance via UPVC double-glazed door allowing access to open-plan lounge/diner.

Lounge/Diner (6.71 x 4.63m not including depth of recesses)

UPVC double-glazed windows to front and rear both with made to measure blinds, plastered emulsion décor with one feature wall papered, further recess area papered, patterned artex and coved ceiling, fitted carpet, central heating radiators, open-plan stairs to first floor elevation with matching fitted carpet and ranch-style balustrade, ample electric power points, storage beneath stairwell, ornate glazed panel door to rear allowing access to kitchen.

Kitchen (3.46 x 3.43m)

UPVC double-glazed window to side with made to measure roller blinds, UPVC double-glazed door to side allowing access to gardens, plastered emulsion décor, wood panelled



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ceiling with electric striplight fitting, tiled flooring, central heating radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, full range of light oak fitted kitchen units comprising ample wall-mounted units, base units, corner display shelving, 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, ornate panel door to rear allowing access to bathroom.



Bathroom

Excellent size with patterned glaze UPVC double-glazed windows to rear, ceramic tiled décor, textured emulsion and coved ceiling, ceramic tiled flooring, radiator, white suite comprising panelled bath with twin handgrips, wash hand basin set within base vanity unit, low-level WC, walk-in shower cubicle with Mira shower, Xpelair fan.



First Floor Elevation

Landing

UPVC double-glazed window to front with made to measure blinds, papered décor, textured emulsion and coved ceiling, ranch-style balustrade, fitted carpet, access to loft, doors to bedrooms 1, 2, 3.

Bedroom 1 (2.91 x 2.37m)

UPVC double-glazed window to front, papered décor, textured and coved ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (2.96 x 4.09m)

UPVC double-glazed window to rear, papered décor, textured emulsion and coved ceiling, fitted carpet, radiator, electric power points.



Bedroom 3 (2.92 x 2.60m)

UPVC double-glazed window to front with made

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

Rear Garden

Low maintenance garden laid to resin patio with outside water tap fitting, outside courtesy lighting with purpose-built pagoda and timber balustrade, leading onto artificial grass-laid gardens with gravel features beyond.

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.