

Terraced House - Treherbert

£164,950

Property Reference: PP10356



This is a truly impressive, completed redesigned, renovated and modernised, deceptively spacious, traditional built, mid-terrace property situated in this quiet, cul-de-sac side street offering easy access to all amenities and facilities including schools, Treherbert park, transport connections and outstanding walks over the surrounding mountains.



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shower room/WC, two generous sized bedrooms, master with built-in wardrobes, inner landing, access to loft storage, flat maintenance-free rear garden, purpose-built outbuilding with remote controlled door to lane access.

Entranceway

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

Porch

Plastered emulsion décor, modern tiled flooring, plastered emulsion ceiling with recess lighting, electric power points, wall-mounted and boxed in electric service meters, modern oak panel door allowing access to open-plan lounge/kitchen/diner.

Lounge/Kitchen/Diner (4.52 x 11.38m not including substantial depth of recesses)

Lounge Area

Sash UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with full range of recess lighting, quality tiled flooring with matching skirting, underfloor heating, ample electric power points, main feature wall with recess areas with mood lighting, recesses for ornamental display and ideal for insertion of flatscreen television, open-plan stairs to first floor elevation with glazed balustrade and quality fitted carpet, full length floor to ceiling UPVC double-glazed window to rear overlooking rear gardens, opening out to impressive open-plan kitchen, modern oak panel door allowing access to understairs storage.

Kitchen Area

Matching décor and ceiling with full range of recess lighting, two genuine Velux double-glazed skylight windows, further range of matching tiled flooring with underfloor heating, full range of high gloss white fitted kitchen units

comprising ample wall-mounted units, base units, larder units, pan drawers, ample work surfaces with matching splashback, granite work surfaces, integrated dishwasher, wine cooler, automatic washing machine, integrated fridge/freezer, double electric oven, contrast induction hob with matching extractor canopy fitted above, ample electric power points some with USB connections, insert one and a half sink with modern freestanding central mixer taps with added bonus of instant boiling water, full range of UPVC double-glazed tinted concertina bi-folding doors to rear with further recess lighting, allowing access and overlooking rear gardens, this ground floor is an impressive modern, spacious, open-plan lounge/kitchen/diner which must be viewed to be fully appreciated.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling with full range of recess lighting, quality fitted carpet, feature glazed balustrade floor to ceiling, UPVC double-glazed window to rear with made to measure blinds, electric power points, modern oak panel doors to bedrooms 1, 2, built-in storage cupboard with feature lighting, family bathroom/WC, further door allowing access to inner landing.

Bedroom 1 (2.18 x 2.45m)

UPVC double-glazed sash window to front with made to measure blinds, plastered emulsion décor and ceiling with full range of recess lighting, quality flooring, electric power points, modern contrast upright feature radiator.

Bedroom 2 (2.80 x 3.44m not including depth of built-in wardrobes)

Sash UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with full range of recess lighting, two wall light fittings to remain, ample electric power points, quality fitted carpet, modern sliding glazed panel doors allowing access to walk-in wardrobe supplied with feature lighting and hanging space, slimline modern upright contrast radiator.

Family Shower Room/WC

Beautifully presented with patterned glaze UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling with full range of recess lighting and Xpelair fan, ceramic tiled flooring, chrome heated towel rail, feature tiled décor to two walls and contrast tiled sections which must be viewed, all fixtures and fittings to remain, high gloss wall vanity units to remain as seen, suite finished in white comprising oversized family walk-in shower area with recess shelving, wall-mounted overhead forest rainfall shower with attachments, all supplied direct from combi boiler, close-coupled WC, oversized wall-mounted wash hand basin with freestanding central mixer taps above.

Inner Landing

Plastered emulsion décor and ceiling, quality fitted carpet, staircase allowing access to loft storage.

Loft Storage

Measures the full width and depth of the main property with two Velux UPVC double-glazed skylight windows, plastered emulsion décor and ceiling with recess lighting, feature oak beams, quality fitted carpet, contrast slimline radiators, full range of built-in storage within eaves, accessed via high gloss storage cupboard.

Rear Garden

Beautifully presented, south-facing garden laid to matching tiled flooring, complete flow through the ground floor extending into rear garden with external wall light fittings to remain as seen, outside water tap fitting, enclosed patio area ideal for children with cast iron balustrade, further allowing access to purpose-built outbuilding/gym/playroom with UPVC double-glazing, accessed via modern composite double-glazed panel door supplied with electric power

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.