

Terraced House - Treorchy

£117,500

Property Reference: PP11729



Situated in this picturesque semi-rural location surrounded by unspoilt views of the countryside and Bwlch-y-Clawdd mountain, we are delighted to offer to the market this renovated and modernised, traditional, stone-built, mid-terrace cottage which must be viewed to be fully appreciated.



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Entranceway

Entrance via composite double-glazed modern panel door allowing access to main lounge.

Lounge (4.62 x 3.92m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, laminate flooring, open-plan stairs to first floor elevation with new fitted carpet, radiator, ample electric power points, gas service meters, ornate glazed panel door to rear allowing access to kitchen, original stone feature staircase is now a display area with feature lighting,





wall-mounted electric service meters, further recess alcove.

Kitchen (2.13 x 4.34m not including depth of recesses)
UPVC double-glazed window and door to rear allowing access and overlooking the beautifully presented rear gardens, plastered emulsion décor and ceiling, quality ceramic tiled flooring, modern slimline upright radiator, full range of dove grey fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine and dishwasher, ample space for additional appliances, integrated electric oven, four ring electric hob and extractor canopy fitted above.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, generous access to loft, fitted carpet, modern white panel doors to bedrooms 1, 2, family bathroom.



Bedroom 1 (3.11 x 3.73m)

UPVC double-glazed window to front with made to measure blinds offering unspoilt views over Bwlch-y-Clawdd mountains, plastered emulsion décor and ceiling, radiator, fitted carpet, electric power points, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.



Bedroom 2 (2.30 x 3.02m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points.



Family Bathroom

Patterned glaze UPVC double-glazed window to rear, quality ceramic tiled décor to two thirds with plastered emulsion

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décor above, complete ceramic tiled to bath area, ceramic tiled flooring, plastered emulsion ceiling, radiator, modern white suite comprising panelled bath with central mixer taps and shower attachment with above bath shower screen, wash hand basin with central mixer taps.

Rear Garden

Laid to concrete patio further allowing access onto decorative bark-laid gardens and rockery with additional patio and seating area, purpose-built new summerhouse to remain as seen.

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.