

**Terraced House - Pentre**

**£169,995**

*Property Reference: PP11733*



This is a three bedroom plus loft storage, bay-front, mid-terrace property situated in this sought after residential side street location where properties seldom become available.



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This is a three bedroom plus loft storage, bay-front, mid-terrace property situated in this sought after residential side street location where properties seldom become available. The property affords UPVC double-glazing, gas central heating and will be sold including all fitted carpets, floor coverings, light fittings, blinds, fitted wardrobes and many extras. It offers generous family-sized accommodation with three double bedrooms plus loft storage, low maintenance gardens to front and rear with rear lane access. It offers immediate access to all amenities and facilities including schools, transport connections, leisure facilities and outstanding walks over the picturesque scenery surrounding the property. An early viewing is highly recommended at this very realistic price. It briefly comprises, through entrance hallway, bay-front lounge/sitting room/dining room, fitted kitchen with integrated appliances, bathroom/WC/electric shower over bath, first floor landing, three double bedrooms, built-in wardrobes to master bedroom, attic storage, garden to rear and front.

## Entranceway

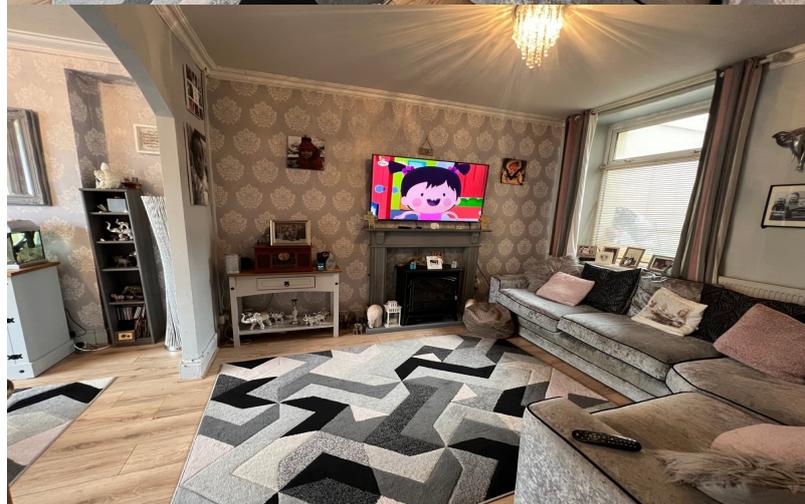
Entrance via UPVC double-glazed door allowing access to entrance hallway.

## Hallway

Papered décor, dado to centre, papered and original coved ceiling, laminate flooring, radiator, wall-mounted electric service meters, staircase to first floor elevation with fitted carpet and spindled balustrade, doors allowing access to sitting room/lounge, patterned glaze French door to rear allowing access to kitchen.

## Sitting Room/Lounge/Dining Room (7.73 x 4m into bay)

UPVC double-glazed bay window to front with made to measure blinds offering unspoilt views over the surrounding mountains, plastered



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emulsion décor with sections papered, laminate flooring, plastered emulsion and ornate coved ceiling, central heating radiators, ample electric power points, feature archway dividing sitting room/dining room/lounge, two recess alcoves one with base storage housing gas service meters, further UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, Adam-style fireplace with marble-effect insert and hearth, ideal for insertion of fire or display purposes.

## Kitchen (3.86 x 3.04m)

UPVC double-glazed window and door to side allowing access to rear gardens, plastered emulsion and papered décor, plastered emulsion ceiling with three-way pendant ceiling light fitting, ceramic tiled flooring, access to understairs storage, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, wine racks, larder units, ample work surfaces with co-ordinate splashback ceramic tiling, matching breakfast bar, integrated electric oven, four ring gas hob, extractor canopy fitted above, larder ideal for insertion of fridge and freezer, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine and dishwasher, ample space for additional appliances, white panel door to rear allowing access to bathroom/WC.



## Bathroom/WC

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor and ceiling with four-way spotlight fitting, PVC panelled décor with sections plastered emulsion, fully ceramic tiled to bath area, ceramic tiled flooring, radiator, Xpelair fan, white suite comprising



panelled bath, low-level WC, wash hand basin with Triton electric shower fitted over bath.

## First Floor Elevation

### Landing

Papered décor, fitted carpet, spindled balustrade, panel doors allowing access to bedrooms 1, 2, 3, further door allowing access to staircase allowing access to loft storage.

### Bedroom 1 (3.82 x 4.34m not including depth of built-in wardrobes to one wall)

Papered décor, plastered emulsion ceiling, fitted carpet, radiator, ample electric power points, double doors to built-in cupboard, full range of rosewood in colour built-in wardrobes to one wall with sliding frontage and mirror section providing ample hanging and shelving space.

### Bedroom 2 (3.24 x 2.85m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor and ceiling, fitted carpet, radiator, ample electric power points.

### Bedroom 3 (3.07 x 3.93m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, fitted carpet, radiator, ample electric power points, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

### Loft Storage

Accessed via genuine staircase with fitted carpet, measures full width and depth of the main property with plastered emulsion ceiling with recess lighting, genuine Velux double-glazed skylight window, plastered emulsion décor with one feature wall papered, fitted carpet, concealed storage within eaves, electric power points, spindled balustrade.

### Rear Garden

Terraced garden, maintenance-free laid to paved patio with covered feature bar/jardiniere dining area or ideal for hot tub, excellent rear access, benefits from outside water tap fitting and outside electric power.

### Front Garden

Laid to artificial grass section with decorative bark, original stone and brick front boundary wall with wrought iron balustrade, entrance porch with external lighting.

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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.