

Terraced House - Porth

£86,950 Sold STC

Property Reference: PP11713



Situated in this prime, convenient location offering immediate access into the village with all its amenities including healthcare, schools, leisure facilities, nightlife and great transport connections, we are delighted to offer to the market this formerly three bedroom, currently converted to two bedroom, double extended, mid-terrace property which offers enormous potential.



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Entranceway

Entrance via hardwood door allowing access to entrance hallway.

Hallway

Papered décor and coved ceiling, wall-mounted electric service meters, fitted carpet, radiator, staircase allowing access to first floor elevation with matching fitted carpet, patterned glaze panel door to side allowing access to lounge/diner.

Lounge/Diner (3.54 x 6.42m)

UPVC double-glazed window to front, papered décor, patterned artex and coved ceiling, two wall light fittings to remain, fitted carpet, two radiators, feature fireplace to main facing wall with matching hearth, ornamental display mantel and ornamental gas fire, double louvre doors to understairs storage facility, ample electric power points, gas service meters housed within recess storage, feature archway to rear allowing access to





kitchen/breakfast room.

Kitchen/Breakfast Room (2.90 x 4.48m)

UPVC double-glazed window to rear overlooking rear gardens and with views of the surrounding mountains, UPVC double-glazed door to rear allowing access to gardens, tongue and groove panelled ceiling with dome light, textured emulsion décor, cushion floor covering, radiator, full range of fitted kitchen units comprising ample wall-mounted units, base units, larder units, ample work surfaces, drawer packs, splashback ceramic tiling, further breakfast bar area, integrated double electric oven, four ring electric hob, extractor canopy fitted above, contrast single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances.



First Floor Elevation

Landing

Matching papered décor, fitted carpet, ranch-style balustrade, door to built-in airing cupboard fitted with shelving and housing central heating radiator, further built-in storage cupboards housing hot water cylinder, doors allowing access to bedrooms 1, 2, family bathroom.



Bedroom 1 (3.60 x 4.74m)

Two UPVC double-glazed windows to front, papered décor and coved ceiling, access to loft, fitted carpet, two radiators, electric power points.

Bedroom 2 (3 x 2.75m)

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



Bathroom/WC

Patterned glaze UPVC double-glazed window to rear with made to measure blinds, papered décor, patterned artex ceiling, stained wood panel flooring,

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white suite comprising panelled bath, low-level WC, wash hand basin, all fixtures and fittings to remain, splashback ceramic tiling, central heating radiator with combined heated towel rail.

Rear Garden

Enclosed garden laid to patio further onto grassed garden heavily stocked with mature plants, evergreens etc, block-built rear and side boundary walls with excellent rear access.

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.