

**Terraced House - Ferndale**

**£98,000**

*Property Reference: PP11805*



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This is a beautifully maintained, three bedroom, double extended, mid-terrace cottage of traditional build situated here in this quiet side street location offering easy access to all amenities and with unspoilt views to the front over the surrounding mountains. This is a sought after village offering easy access to all amenities and facilities with outstanding walks available over Llanwonno mountains and forestry. It offers easy access to schools at all levels and leisure facilities and to the main village itself at Ferndale. The property benefits from UPVC double-glazing, gas central heating and will be sold including all fitted carpets, floor coverings, light fittings and blinds. It affords garden to front and terraced garden to rear opening onto Llanwonno mountain. It briefly comprises, entrance porch, spacious open-plan lounge/diner, fitted kitchen/breakfast room, first floor landing, three bedrooms, shower room/WC, garden to front and rear. Entrance via UPVC double-glazed door allowing access to entrance porch. Porch Papered décor, patterned artex ceiling, wall-mounted electric service meters, fitted carpet, patterned glaze panel window to side, patterned glaze French door to rear allowing access to lounge/diner. Lounge/Diner (4.36 x 6.60m) UPVC double-glazed window to front overlooking front gardens and with south-facing views, papered décor, patterned artex and coved ceiling with two pendant ceiling light fittings, two arched recess alcoves both fitted with wall light fittings, feature fireplace to main facing wall with Inglenook recess, tiled hearth with real flame gas fire with ornamental display either side, gas service meters, central heating





radiators, open-plan stairs to first floor elevation with fitted carpet and matching carpet to lounge, telephone point, ample electric power points, white panel door to side allowing access to understairs storage, double patterned glaze French doors to rear allowing access to kitchen. Kitchen (2.12 x 4.55m) Two UPVC double-glazed windows to rear, UPVC double-glazed door to rear allowing access to gardens, plastered emulsion décor, patterned artex and coved ceiling with electric striplight fitting, vinyl floor tiling, radiator, Xpelair fan, full range of fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, ample work surfaces with co-ordinate splashback ceramic tiling, integrated 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 Papered décor, patterned artex ceiling, generous access to loft, fitted carpet, sapele doors to bedrooms 1, 2, 3, shower room/WC. Bedroom 1 (2.56 x 2.08m) UPVC double-glazed window to front with made to measure blinds, papered décor, patterned artex ceiling, fitted carpet, radiator, electric power points. Bedroom 2 (2.53 x 3.47m) UPVC double-glazed window to front with made to measure blinds, papered décor, patterned artex ceiling, fitted carpet, radiator, ample electric power points. Bedroom 3 (2.54 x 2.76m) UPVC double-glazed window to rear, papered décor, patterned artex ceiling, fitted carpet, radiator, electric power points,

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door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating. Family Shower Room/WC Patterned glaze UPVC double-glazed window to rear with roller blinds, plastered emulsion décor, patterned artex ceiling, Xpelair fan, non-slip flooring, radiator, white suite to include low-level WC, wash hand basin with splashback ceramic tiling, fully ceramic tiled to shower area with Mira shower. Rear Garden Terraced garden laid to grass, backing onto Llanwonno mountains. Front Garden Laid to grass with brick-built front boundary walls with wrought iron balustrade

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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.