

Terraced House - Porth

£119,950

Property Reference: PP11515



This is a very well maintained, double extended, three bedroom with first floor shower room/WC, mid-terrace property situated in this quiet cul-de-sac side street location overlooking the stream to the front.



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This is a very well maintained, double extended, three bedroom with first floor shower room/WC, mid-terrace property situated in this quiet cul-de-sac side street location overlooking the stream to the front. It offers access to all amenities and facilities including schools, transport connections and within easy walking distance of the main village of Porth itself. It would ideally suit first time buyer to create your dream home. It benefits from UPVC double-glazing, gas central heating, offers generous family-sized accommodation with garden to rear. It will be sold including all fitted carpets, light fittings and blinds. It is being offered for sale at a very realistic price in order to achieve a quick sale. Be sure to book your viewing appointment today. It briefly comprises, entrance porch, hallway, lounge/sitting room, fitted kitchen, breakfast room, first floor landing, three bedrooms, family shower room/WC, garden to rear.

Entranceway

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

Porch

Papered décor, textured emulsion ceiling, fitted carpet, wall-mounted electric service meters, French door to rear allowing access to hallway.

Hallway

Patterned artex décor and coved ceiling, fitted carpet, radiator, staircase to first floor elevation with matching fitted carpet, door to side allowing access to lounge.

Lounge (3.49 x 3.77m)

UPVC double-glazed window to rear with blinds to remain, papered décor, textured and coved ceiling with three-way pendant ceiling light fitting, fitted carpet, radiator, Adam-style feature fireplace with marble insert and matching hearth, door to rear allowing access to kitchen, feature





brick archway to front allowing access to sitting room.

Sitting Room (2.71 x 3.72m)

UPVC double-glazed window to front with blinds to remain as seen, matching décor to main lounge, textured and coved ceiling with three-way spotlight fitting, matching fitted carpet, radiator, ample electric power points, brick feature fireplace to main facing wall with wall-mounted gas fire, two arched recess alcoves, storage cupboard housing gas service meters.



Kitchen (3.42 x 2.71m)

UPVC double-glazed window to side, plastered emulsion décor, textured emulsion and coved ceiling with electric striplight fitting, cushion floor covering, radiator, full range of fitted kitchen units in light beech comprising ample wall-mounted units, base units, drawer packs, corner display shelving, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four ring gas hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, door to understairs storage fitted with shelving, plumbing for automatic washing machine, French door to rear allowing access to breakfast room.



Breakfast Room (3.06 x 1.92m)

UPVC double-glazed door with matching panel to side to rear overlooking and allowing access to gardens, plastered emulsion décor, patterned artex and coved ceiling, cushion floor covering, radiator, electric power points.

First Floor Elevation

Landing

Matching décor to main entrance hallway, spindled balustrade, fitted carpet, textured ceiling, doors allowing access to bedrooms 1, 2, 3, family shower room,



further door to built-in storage cupboard fitted with shelving.

Bedroom 1 (2.87 x 2.04m)

UPVC double-glazed window to front with blinds, papered décor, textured and coved ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (2.54 x 3.80m)

UPVC double-glazed window to front with made to measure blinds, papered décor, textured emulsion and coved ceiling, generous access to loft, fitted carpet, radiator, electric power points.

Bedroom 3 (2.89 x 2.82m)

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

Shower Room/WC (3.15 x 2.73m)

Patterned glaze UPVC double-glazed window to rear, papered décor, textured emulsion and coved ceiling, Xpelair fan, non-slip flooring, radiator, suite to include wet area, fully ceramic tiled, electric shower, low-level WC, wash hand basin, built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Laid to patio and lawn, heavily stocked with mature shrubs, plants etc, purpose-built outbuilding and gate allowing access onto rear countryside.

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.