

Terraced House - Treherbert

£165,000

Property Reference: PP11799



Here we are delighted to offer to the market this exceptionally well presented, spacious, double extended, bay-front, incredibly well maintained, mid-terrace property situated in this convenient location offering immediate access to all amenities and facilities including schools, transport connections, playing fields, outstanding walks over the surrounding hills, mountains and waterfalls.



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Entranceway

Entrance via colour-stained and leaded ornate glazed UPVC double-glazed door with matching panel to side allowing access to entrance hallway.

Hallway

Papered décor, ceramic tiled flooring, papered and ornate coved ceiling, feature glass block window panel to side





through to lounge, radiator with feature lattice work cover, quality tiled flooring, alarm controls, wall-mounted and boxed in electric service meters, double patterned glaze French doors to rear allowing access to lounge/diner.

Lounge/Diner (4.48 x 6.40m not including depth of recesses and bay)

UPVC double-glazed bay window to front, papered décor with picture rail, papered and ornate coved ceiling with two pendant ceiling light fittings, central heating radiators, quality oak panel flooring, ample electric power points, telephone point, feature marble Adam-style feature fireplace with marble insert and matching hearth housing real flame ornamental electric fire, open-plan stairs to first floor elevation with carpet tread and spindled balustrade, recess fitted with glass shelving and mirror backed, double French doors to rear allowing access to wrap around open-plan kitchen/dining room.



Kitchen/Dining Room (5.07 x 4.52m)

Papered décor, dado to centre, picture rail, papered and coved ceiling with ornamental pendant ceiling light fitting, quality ceramic tiled flooring, central heating radiator with lattice work cover, UPVC double-glazed door with matching full length window and opening skylight to rear allowing access and overlooking rear gardens, full range of quality oak fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, display cabinets with feature display lighting, ample work surfaces with co-ordinate splashback ceramic tiling, integrated double electric oven, four ring electric hob, extractor canopy fitted above, circular



insert bowl and drainer in stainless steel with central mixer taps, block panelled window to rear through to utility room, further white panel door to side allowing access to utility room.

Utility Room

Fully ceramic tiled floor to ceiling, PVC panelled and coved ceiling, ceramic tiled flooring, plumbing for automatic washing machine, ample electric power points, ample space for additional appliances, white panel door to rear allowing access to shower room/WC.

Shower Room/WC

Patterned glaze UPVC double-glazed window to side, ceramic tiled décor floor to ceiling, plastered emulsion and ornate coved ceiling, ceramic tiled flooring, slimline modern upright radiator, feature block glazed panelled wall and wall-mounted gas boiler supplying domestic hot water and gas central heating housed behind one storage cupboard, white suite comprising low-level WC, Heritage wash hand basin set within light oak base vanity unit with matching mirrored cabinet above, walk-in shower with Triton electric shower, all fixtures and fittings to remain as seen.

First Floor Elevation

Landing

Papered décor, dado to centre, quality wood panel flooring, papered and coved ceiling with generous access to loft, radiator, spindled balustrade, doors allowing access to bedrooms 1, 2, feature archway to inner landing, inner landing with access to bedroom 3 and family bathroom.

Bedroom 1 (3.35 x 3.60m)

UPVC double-glazed window to front overlooking front gardens, papered décor with dado rail, picture rail, ornate plaquework with contrast features, papered and ornate coved ceiling, laminate flooring, radiator with lattice work cover, ample electric power points, double mirror doors to walk-in dressing room.

Dressing Area

Papered décor, fitted with hanging and shelving space.

Bedroom 2 (3.05 x 2.64m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor, dado to centre, picture rail, papered and ornate coved ceiling, ample electric power points, laminate flooring, modern built storage cupboard housing lagged hot water cylinder and ideal for storage.

Family Bathroom

Generous size with patterned glaze UPVC double-glazed window to side, quality ceramic tiled décor, papered and ornate coved ceiling, tiled flooring, radiator, built-in storage cabinets, modern white suite comprising panelled bath with twin handgrips, central mixer taps and shower attachment, low-level WC, wash hand basin with vanity mirror above, all fixtures and fittings to remain.

Bedroom 3 (2.85 x 2.87m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor, papered and ornate coved ceiling with pendant ceiling light fitting, quality wood panel flooring, radiator, ample electric power points, full range of built-in wardrobes to one wall providing ample hanging and shelving space, drawer space, vanity area and box storage above.

Rear Garden

Beautifully presented garden, low maintenance laid to brick patio with raised flowerbeds heavily stocked with mature shrubs, plants, evergreens etc, pagoda, outside water tap fitting, access to purpose-built outbuilding/summer lounge/gym supplied with electric power and light and with excellent rear access, also benefits from a tiled patio area with outside water tap fitting.

Front Garden

Beautifully presented, low maintenance laid to brick-laid patios with feature gravel borders and raised flowerbeds heavily stocked with mature shrubs, plants, evergreens etc, brick-built front boundary wall with wrought iron balustrade, archway allowing main entrance.

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.