

Terraced House - Maerdy

£99,950

Property Reference: PP10614



Renovated and modernised, is this two double bedroom plus attic storage, mid-terrace property situated in this convenient location offering immediate access to schools, transport connections and with outstanding walks and outdoor activities over the surrounding mountains.



Renovated and modernised, is this two double bedroom plus attic storage, mid-terrace property situated in this convenient location offering immediate access to schools, transport connections and with outstanding walks and outdoor activities over the surrounding mountains. The property would ideally suit first time buyer, being offered for sale at this very attractive price in order to achieve a quick sale. It benefits from UPVC double-glazing, gas central heating, new fitted kitchen with white goods to remain as seen. It briefly comprises, entrance porch, hallway, spacious lounge/diner, fitted kitchen, first floor landing, two double bedrooms, family bathroom/WC, loft storage, garden to rear.

Entranceway

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

Porch

Papered décor, patterned artex ceiling, fitted carpet, radiator, wall-mounted electric service meters, white panel door to rear allowing access to hallway.

Hallway

Papered décor, patterned artex ceiling, fitted carpet, staircase to first floor with matching fitted carpet, white panel door allowing access to lounge/diner.

Lounge/Diner (4.52 x 6.33m)

UPVC double-glazed windows to front and rear, two radiators, fitted carpet, electric power points, gas service meters housed within recess, plastered emulsion and coved ceiling, plastered emulsion décor, white panel doors allowing access to understairs storage, further door allowing access to kitchen.

Kitchen (3.25 x 3.19m)

UPVC double-glazed window to rear overlooking rear gardens, UPVC double-glazed door to side allowing access to gardens, plastered emulsion décor and coved ceiling, laminate flooring, radiator, full range of





dove grey high gloss fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback, all white goods to remain as seen, ample space for additional appliances if required.

First Floor Elevation

Landing

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, electric power points, white panel doors to bedrooms 1, 2, bathroom, further door to loft storage.

Bedroom 1 (3.07 x 2.80m)

UPVC double-glazed window to front, plastered emulsion décor, patterned artex ceiling, fitted carpet, radiator, electric power points, door to built-in storage cupboard.

Bedroom 2 (3.41 x 4.11m)

UPVC double-glazed window to front, papered décor to halfway with dado, plastered emulsion décor above, patterned artex and coved ceiling, fitted carpet, electric power points, built-in wardrobes.

Family Bathroom

Generous sized bathroom with UPVC double-glazed window to rear, plastered emulsion décor, textured emulsion ceiling, cushion floor covering, radiator, white suite to include low-level WC, wash hand basin all with splashback ceramic tiling, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Loft

Full width and depth of the main property with plastered emulsion décor, matching ceiling, two genuine Velux double-glazed skylight windows, spindled balustrade, fitted carpet, radiator, electric power points.

Rear Garden

Will need some attention but is of good size.

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.