

Terraced House - Porth

£129,950

Property Reference: PP11855



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This is a completely renovated and modernised, deceptively spacious, three bedroom, three storey, mid-terrace property situated in this convenient location offering immediate access into the village with all its amenities and facilities. This property must be viewed, offering outstanding family-sized accommodation, beautifully presented and will include quality new fitted carpets, porcelain tiled flooring, laminate flooring and many extras. It affords UPVC double-glazing, gas central heating, modern fitted kitchen with integrated appliances, modern bathroom/WC, additional cloaks/WC to first floor elevation and amazing flat garden to rear, ideal for children and with added bonus of double driveway for off-road parking. Priced at this very realistic figure in order to achieve a quick sale with no onward chain, an early viewing is highly recommended. It briefly comprises, entrance porch, spacious open-plan lounge, lower ground floor open-plan modern fitted kitchen/dining room/sitting room, modern bathroom/WC/shower over bath, utility room, first floor landing, cloaks/WC, three generous sized bedrooms, excellent sized flat garden to rear with double driveway for off-road parking.

Entranceway

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

Porch

Plastered emulsion décor and ceiling, laminate flooring, radiator, wall-mounted electric service meters, modern white panel door to side allowing access to lounge.

Lounge (4.47 x 6.43m)

Sash-effect UPVC double-glazed window to front with made to measure blinds, matching window to rear overlooking rear gardens, plastered emulsion décor and ceiling with modern pendant ceiling light





fitting, high gloss laminate flooring, two radiators, ample electric power points, modern white panel door to staircase to lower ground floor, one recess cabinet housing gas service meters, open-plan stairs to first floor elevation with new fitted carpet and stainless steel modern feature balustrade.

First Floor Elevation

Landing

UPVC double-glazed window to rear offering unspoilt views over the surrounding valley, plastered emulsion décor and ceiling, generous access to loft, new quality fitted carpet, stainless steel modern balustrade, electric power points, modern white panel doors to bedrooms 1, 2, 3, matching door allowing access to cloaks/WC.

Cloaks/WC

Feature décor to halfway, plastered emulsion décor above, plastered emulsion ceiling with modern ceiling light fitting and Xpelair fan, laminate flooring, modern white suite comprising low-level WC with combined wash hand basin and central mixer taps set therein.

Bedroom 1 (2.75 x 2.09m)

Sash-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling, new fitted carpet, radiator, electric power points.

Bedroom 2 (2.88 x 3.73m)

Sash-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling, new quality fitted carpet, radiator, ample electric power points.

Bedroom 3 (3.09 x 1.56m)

Sash-effect UPVC double-glazed window to rear, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, ample electric power points.

Lower Ground Floor

Opens up into open-plan fitted kitchen/dining room/breakfast room/sitting room.

Open-Plan



Kitchen/Dining Room/Breakfast Room/Sitting Room (4.45 6.60m)

Plastered emulsion décor with one feature wall tiled, UPVC double-glazed double French doors to rear allowing access and overlooking rear gardens, plastered emulsion ceiling with full range of recess lighting, quality porcelain tiled flooring, open-plan stairs to ground floor with new fitted carpet and stainless steel balustrade, contrast feature slimline upright radiators, ample electric power points, full range of high gloss white fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, ample work surfaces with splashback ceramic tiling, integrated electric oven, four ring electric hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, ample space for additional appliances as required, modern white panel door allowing access to family bathroom/WC and further door allowing access to utility room.

Family Bathroom

Plastered emulsion décor, two walls quality modern tiled, plastered emulsion ceiling with recess lighting, porcelain tiled flooring, chrome heated towel rail, modern white suite comprising shower-shaped panel bath with central waterfall feature mixer taps, above bath shower screen, overhead rainforest shower supplied direct from combi system, low-level WC, wash hand basin with central waterfall feature mixer taps set within high gloss base vanity unit, Xpelair fan.

Utility Room

Generous sized utility room with UPVC double-glazed windows to side and rear, plastered emulsion décor and ceiling, ample electric power points, porcelain tiled flooring, radiator, plumbing for automatic washing machine, ample space for additional appliances, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

An outstanding, flat, maintenance-free garden, laid to concrete paved patio with feature slate gravel section with pathway through centre to incredible sized concrete double driveway for off-road parking via cast iron gates, benefits from outside water tap fitting, electric light and affords unspoilt views over the surrounding hills and mountains.

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.