

End of Terrace - Blaenrhondda

£115,000

Property Reference: PP11873



Situated here in this picturesque, semi-rural location, surrounded by outstanding views over the surrounding mountains and stream with all its wildlife and nature, we are delighted to offer to the market, this completely renovated and modernised, two double bedrooms, double front, end-terrace cottage with low maintenance garden to rear and side access.



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Entranceway

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

Hall

Plastered emulsion décor, textured emulsion ceiling with recess lighting, quality laminate flooring, staircase to first floor elevation, white panel doors allowing access to lounge and kitchen/diner.

Lounge (4.13 x 3.57m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, textured emulsion ceiling with modern pendant ceiling light fitting, quality laminate flooring, telephone point, radiator, ample electric power points, main feature wall feature panelled, Canterbury arch feature fireplace with insert and marble hearth housing





ornamental log-effect electric fire to remain as seen.

Kitchen/Diner (4.14 x 3.04m)

UPVC double-glazed window to front with made to measure blinds, further UPVC double-glazed window to rear with made to measure blinds overlooking gardens and unspoilt views over the surrounding mountains, plastered emulsion décor and ceiling with four-way modern ceiling light fitting, quality laminate flooring, radiator, ample electric power points, full range of high gloss modern white fitted kitchen units comprising ample wall-mounted units, base units, larder units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, stainless steel sink and drainer with mixer taps, plumbing for automatic washing machine which will remain as seen, Zanussi electric oven, four ring electric hob, extractor canopy fitted above, integrated fridge/freezer, ample space for additional appliances and kitchen table and chairs as required, opening to side to lobby.

Lobby

Plastered emulsion décor, textured emulsion ceiling with recess lighting, composite double-glazed panel door to rear allowing access to gardens, coconut matt fitted carpet and door to understairs storage facility.

First Floor Elevation

Landing

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor, textured emulsion ceiling with modern drop feature lighting, fitted carpet, ranch-style balustrade, modern panel doors to bedrooms 1, 2, family bathroom, door to built-in storage cupboard with wall-mounted gas boiler and hot water tank.

Bedroom 1 (4.13 x 2.40m)

UPVC double-glazed

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window to front with made to measure blinds, plastered emulsion décor, textured emulsion ceiling with modern pendant ceiling light fitting, fitted carpet, radiator, electric power points.

Bedroom 2 (2.77 x 4.09m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, textured emulsion ceiling with modern pendant ceiling light fitting, fitted carpet, radiator, ample electric power points.

Family Bathroom

Modern family bathroom with patterned glaze UPVC double-glazed window to front, plastered emulsion décor with quality tiling to bath area and halfway to one wall with matching tiled flooring, textured emulsion ceiling with recess lighting and XPelair fan, radiator, all fixtures and fittings to remain, modern white in colour bath with contrast central mixer taps and overhead rainforest shower with attachments supplied direct from boiler with contrast above bath shower screen door, wall-mounted wash hand basin with contrast central mixer taps, close-coupled WC, vanity mirror to remain as seen.

Rear Garden

Beautifully presented, laid to sandstone patio with grass-laid sections and stocked with shrubs to borders, unspoilt views over the stream to rear and surrounding mountains, also benefits from side access.

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.