

**Terraced House - Treherbert**

**£172,000**

*Property Reference: PP11845*



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Situated in this prime, convenient location, we are delighted to offer to the market, this completely renovated and modernised, deceptively spacious, double extended, three double bedroom, mid-terrace property with gardens to front and rear, in addition to purpose-built detached garage. It offers excellent family-sized accommodation in this convenient location, offering immediate access to all amenities and facilities including schools at all levels, transport connections, leisure facilities and playing fields, not forgetting the outstanding walks over the surrounding hills and mountains. The property, renovated and modernised, benefits from UPVC double-glazing, gas central heating, affords quality two-tone black and white fitted kitchen with integrated appliances and central island/family breakfast bar, spacious quality bathroom/shower/WC, three double bedrooms. It will be sold including all quality fitted carpets and floor coverings, made to measure blinds, light fittings and must be viewed to be fully appreciated. It briefly comprises, entrance porch, spacious open-plan lounge/diner, spacious modern fitted kitchen with central island/breakfast bar/dining room/family room, lobby, bathroom/WC/shower, first floor landing, three double bedrooms, garden to front and rear, detached garage.

## Entranceway

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

## Porch

Plastered emulsion décor and ornate coved ceiling with ceiling light fitting to remain, wall-mounted and boxed in electric service meters, patterned window to side through to main lounge, patterned glaze panel door to rear allowing access to lounge.

Lounge (4.28 x 6.45m not





including depth of recesses)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ornate coved ceiling with matching centrepieces and pendant ceiling light fittings, two radiators, ample electric power points, quality fitted carpet, open-plan stairs to first floor elevation with spindled balustrade and matching fitted carpet, two recess alcoves both fitted with wall light fittings, marble Adam-style fireplace with matching insert and hearth housing ornamental fire, Georgian glazed panel window to rear, double Georgian doors to rear allowing access to impressive kitchen/dining room/sitting room.

**Kitchen/Dining Room/Sitting Room (4.88 x 4.19m)**

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, plastered emulsion décor and ornate coved ceiling with feature spotlight fittings to remain as seen, genuine Velux double-glazed skylight window providing natural light, two radiators, quality ceramic tiled flooring, full range of high gloss two tone fitted kitchen in white and black comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, matching central island with breakfast area, integrated electric oven, four ring gas hob and extractor canopy fitted above, contrast sink and a half with drainer and central mixer taps, plumbing for automatic washing machine, ample space for additional appliances as required, ample space for dining table and chairs and perhaps sofa if required, panel door to rear allowing access to lobby.

**Lobby**

Plastered emulsion décor and coved ceiling with pendant ceiling light fitting, ceramic tiled flooring, UPVC double-glazed door to side allowing access to garden, panelled door to side allowing access to family bathroom/shower/WC.

## Family Bathroom

Outstanding sized family bathroom with patterned glaze UPVC double-glazed window to rear, unique quality ceramic tiled décor floor to ceiling with vanity mirror, plastered emulsion ceiling with recess lighting and Xpelair fan, cushion floor covering, radiator, all fixtures and fittings to remain, oversized corner bath with seating area, low-level WC, wash hand basin with central mixer taps set with high gloss base vanity unit, all fitted in white, oversized corner shower cubicle with Mira shower supplied direct from combi system.

## First Floor Elevation

### Landing

Plastered emulsion décor and ceiling with coving, generous access to loft, radiator, spindled balustrade, quality fitted carpet, white panel doors to bedrooms 1, 2, 3.

### Bedroom 1 (3.37 x 4.30m)

Two light oak-effect UPVC double-glazed windows to front with made to measure blinds, plastered emulsion décor and coved ceiling, quality fitted carpet, radiator, ample electric power points.

### Bedroom 2 (2.56 x 3m)

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

### Bedroom 3 (4.65 x 2.40m)

UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor and ceiling, quality fitted carpet, radiator, ample electric power points, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

## Rear Garden

Laid to patio, further allowing access onto terraced patio laid to concrete paving, further allowing access to single detached garage, supplied with electric power and light with remote controlled roller shutter doors, providing excellent lane access.

## Front Garden

Laid to stone patio and matching path allowing access onto grass-laid gardens with original stone boundary wall with wrought iron balustrade and matching gate allowing main access.

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## 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

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# 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.