

# propertyplus

# for sale

## Terraced House - Ferndale

## £99,950

Property Reference: PP11878



Looking for a traditional two bedroom, stone-built terraced cottage, then take a look at this beautifully presented, completely renovated and modernised, deceptively spacious cottage with unspoilt south-facing views to the front over Ferndale and the surrounding mountains.



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Looking for a traditional two bedroom, stone-built terraced cottage, then take a look at this beautifully presented, completely renovated and modernised, deceptively spacious cottage with unspoilt south-facing views to the front over Ferndale and the surrounding mountains. Properties seldom become available in this location and area particularly sought after. The property benefits from UPVC double-glazing, gas central heating, will be sold with quality fitted carpets, floor coverings, made to measure blinds, log burner to Inglenook fireplace to main lounge. It would ideally suit first time buyer or perhaps mature couple looking to downsize or client who wants total peace and tranquility surrounded by views, nature and wildlife with its outstanding walks over the surrounding hills and mountains. It must be viewed. It offers easy access to all amenities to all amenities and facilities including transport links, leisure facilities, schools at all levels and walks around Darran Park and its lake. It briefly comprises, spacious open-plan lounge with Inglenook fireplace and log burner, fitted kitchen with oak work surfaces and integrated appliances, lobby, modern bathroom/WC, first floor landing, two generous sized bedrooms, garden to rear.

## Entranceway

Entrance via UPVC double-glazed door allowing access to spacious, open-plan lounge.

## Open-Plan Lounge (4.70 x 4.58m not including depth of recesses)

UPVC double-glazed window to front with made to measure blinds offering unspoilt views over the surrounding valley, plastered emulsion décor and ceiling with recess lighting, quality oak panel flooring, central heating radiator, recess Inglenook fireplace with oak mantel and







log burner set onto slate hearth, ample electric power points, recess alcoves, one with base storage housing service meters and one fitted with shelving, UPVC double-glazed door to rear allowing access to rear yard, understairs storage, open-plan stairs to first floor elevation with fitted carpet, further modern white panel door allowing access to bathroom.

#### Kitchen (2.15 x 2.33m)

UPVC double-glazed window to front with made to measure blinds offering unspoilt views, plastered emulsion décor and ceiling with recess lighting, quality tiled flooring, radiator, range of base units including drawer pack finished in dove grey with oak surfaces and splashback ceramic tiling, integrated electric oven, four ring gas hob, ample space for additional appliances, wall-mounted electric service meters, insert sink with freestanding authentic mixer taps.

#### Bathroom

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor, quality tiling to bath area, halfway to one wall, remaining walls plastered, plastered emulsion ceiling with recess lighting, quality ceramic tiled flooring, radiator, fixtures and fittings to remain, modern white suite comprising panelled bath with central mixer taps and shower attachment, above bath shower screen, low-level WC, wash hand basin.

#### First Floor Elevation

##### Landing

UPVC double-glazed window to rear overlooking Llanwonno mountains and garden, modern white panel doors to bedrooms 1 and 2.

#### Bedroom 1 (2.62 x 4.45m)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor and ceiling with recess

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lighting, ample electric power points, central heating radiator, quality fitted carpet.

#### Bedroom 2 (2.12 x 4.37m)

UPVC double-glazed window to front with made to measure blinds offering unspoilt views, plastered emulsion décor and ceiling with recess lighting, quality fitted carpet, radiator, ample electric power points, modern white panel door to built-in storage cupboard.

#### Rear Garden

Offers excellent potential, terrace garden that leads out onto Llanwonno mountains with small area of patio.

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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.