

Terraced House - Treherbert

£84,999

Property Reference: PP11854



This is a very well maintained, formerly three bedroom, now converted to two bedroom, double extended, mid-terrace property situated in this quiet side street location offering easy access to all amenities.



This is a very well maintained, formerly three bedroom, now converted to two bedroom, double extended, mid-terrace property situated in this quiet side street location offering easy access to all amenities. The property is being offered for sale at a very realistic price in order to achieve a quick sale with no onward chain. It benefits from UPVC double-glazing, gas central heating and will be sold including fitted carpets, floor coverings, light fittings and blinds. It offers enormous potential for first time buyer to get onto the property ladder and create their dream home at an affordable price. It briefly comprises, entrance porch, lounge/diner, fitted kitchen/breakfast room with integrated appliances, first floor landing, two bedrooms, family shower room/wetroom/WC, excellent sized garden to rear with purpose-built outbuilding and rear lane access.

Entranceway

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

Porch

Papered décor, patterned artex ceiling, wall-mounted electric service meters, fitted carpet, patterned glaze Georgian door to rear allowing access to lounge/diner.

Lounge/Diner (6.43 x 4.12m)

UPVC double-glazed window to front with made to measure blinds, papered décor, patterned artex ceiling with pendant ceiling light fitting/fan to remain as seen, further electric striplight fitting, two central heating radiators, access to understairs storage, built-in storage cupboard housing shelving, Adam-style feature fireplace with marble-effect recess and hearth, ideal for ornamental display, door to side allowing access to stairs to first floor elevation, double doors to rear allowing access to





kitchen/breakfast room.

Kitchen/Breakfast Room (2.71 x 3.12m)

UPVC double-glazed window to rear with made to measure blinds, UPVC double-glazed door to rear allowing access to gardens, plastered emulsion décor, patterned artex ceiling, cushion floor covering, radiator, full range of ivory fitted kitchen units comprising ample wall-mounted units, base units, wine racks, drawer packs, integrated electric oven, four ring gas hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances and kitchen table and chairs if required.

First Floor Elevation

Landing

Papered décor, patterned artex ceiling, generous access to loft, fitted carpet, radiator, white panel doors to bedrooms 1, 2, shower room/WC.

Bedroom 1 (4.37 x 3.35m)

Two UPVC double-glazed windows to front both with made to measure blinds, patterned artex ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (2.34 x 2.98m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with two walls papered, plastered emulsion ceiling, fitted carpet, radiator, electric power points, door to built-in storage cupboard.

Shower Room/WC

Excellent size, patterned glaze UPVC double-glazed window to rear with made to measure roller blinds, plastered emulsion décor, patterned artex ceiling, non-slip flooring, radiator, all fixtures and fittings to remain, Xpelair fan, misty grey in colour suite comprising low-level WC, wash hand basin, walk-in shower wet area housing

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wall-mounted electric shower, fully ceramic tiled to shower area and to halfway to one wall.

Rear Garden

Excellent sized garden, laid to terrace heavily stocked with plants, shrubs etc with purpose-built outbuilding and excellent rear lane access, benefits from outside water tap fitting.

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.