

Terraced House - Ferndale

£125,000

Property Reference: PP11789



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This is a renovated and modernised, three bedroom, mid-terrace property situated in this pleasant popular side street location offering immediate access into the village of Ferndale. The property affords outstanding views to the front over Llanwonno mountains and offers easy access to schools, leisure facilities and beautiful walks over the mountains and Darran Park. It benefits from UPVC double-glazing, gas central heating, will be sold including new fitted carpets and floor coverings, modern fitted kitchen with integrated appliances and is being sold with no onward chain with quick completion available if required. It briefly comprises, entrance hall, spacious lounge/diner, fitted kitchen, modern bathroom/WC, first floor landing, three bedrooms, terraced garden to rear offering great potential with lane access.

Entranceway

Entrance via UPVC double-glazed door allowing access to entrance hallway.

Hallway

Plastered emulsion décor and ceiling, new fitted carpet, radiator, wall-mounted and boxed in electric service meters, staircase to first floor with matching fitted carpet, white panel door to side allowing access to lounge/diner.

Lounge/Diner (3.38 x 6.23m)

UPVC double-glazed window to front overlooking Llanwonno mountains, plastered emulsion décor and ceiling, new fitted carpet, radiator, ample electric power points, gas service meters housed within recess storage, white panel door to rear allowing access to kitchen.

Kitchen (1.88 x 4.84m)

UPVC double-glazed window and door to rear allowing access to rear gardens, plastered emulsion décor and ceiling with recess lighting to kitchen section with genuine Velux double-glazed skylight window, cushion





floor covering, full range of dove grey fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four ring gas hob, ample space for additional appliances, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, white panel door to rear allowing access to bathroom/WC.

Bathroom/WC

Patterned glaze UPVC double-glazed windows to side and rear, plastered emulsion décor and ceiling, Xpelair fan, cushion floor covering, chrome heated towel rail, new bathroom suite fitted in white comprising panelled bath with central mixer taps with shower attachment including overhead shower, above bath shower screen, low-level WC, wash hand basin, quality ceramic tiled to bath area, splashback.



First Floor Elevation

Landing

UPVC double-glazed window to rear, plastered emulsion décor and ceiling, new fitted carpet, electric power points, doors to bedrooms 1, 2, 3.



Bedroom 1 (4.04 x 1.98m into recess)

UPVC double-glazed window to front overlooking Llanwonno mountains, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (2.45 x 3.59m)

UPVC double-glazed window to front offering views over Llanwonno mountain, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points.

Bedroom 3 (2.76 x 3m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, new fitted carpet, radiator, electric power points.



Rear Garden

Terraced garden offering enormous potential stocked with mature trees and excellent rear lane 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.