

Link - Llwynypia

£139,995

Property Reference: PP11877



This is a modern, three bedroom, mid-link property situated in this quiet convenient location with excellent sized flat gardens to rear and side access.



This is a modern, three bedroom, mid-link property situated in this quiet convenient location with excellent sized flat gardens to rear and side access. A quiet location where properties seldom become available and it is ideal for easy access to all amenities and facilities including the local hospital, transport connections, schools at all levels, excellent road links for M4 corridor. It offers generous family-sized accommodation, is completely renovated and modernised, benefitting from UPVC double-glazing and gas central heating. It benefits from new modern fitted kitchen with full range of integrated appliances to include oven, hob, extractor, integrated dishwasher, automatic washing machine and fridge/freezer. Brand new carpets and floor coverings throughout, modern family bathroom to first floor. Being offered for sale with no onward chain and a quick completion is available if required. This property must be viewed. It briefly comprises, entrance hall, lounge, fitted kitchen/dining room, first floor landing, three generous sized bedrooms, family bathroom/WC, flat garden to rear with outbuilding and side alley.

## Entranceway

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

## Hall

UPVC double-glazed window to front, plastered emulsion décor and ceiling, wall-mounted and boxed in electric service meters, fitted carpet, staircase allowing access to first floor with matching fitted carpet, double modern panel doors to side allowing access to lounge.

## Lounge (4.34 x 4.32m)

Two UPVC double-glazed windows to front, plastered emulsion décor and ceiling, new fitted carpet, radiator, electric power points, modern white panel door to rear





allowing access to kitchen/diner.

#### Kitchen/Diner (4.32 x 2.60m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, cushion floor covering, radiator, UPVC double-glazed door to side allowing access to rear gardens, full range of modern fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces and co-ordinate splashback ceramic tiling, integrated fridge/freezer, automatic washing machine, dishwasher, electric oven, four ring electric hob, extractor canopy fitted above, wall-mounted and boxed in gas combination boiler supplying domestic hot water and gas central heating, further selection of pan drawers, ample space for dining table and chairs if required.

#### First Floor Elevation

##### Landing

Plastered emulsion décor and ceiling, generous access to loft, modern white panel doors to bedrooms 1, 2, 3, family bathroom.



#### Bedroom 1 (2.81 x 2.40m)

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



#### Bedroom 2 (3.60 x 4.28m)

Two UPVC double-glazed windows to front, plastered emulsion décor and ceiling, new fitted carpet, radiator, electric power points.

#### Bedroom 3 (3.61 x 2.61m)

UPVC double-glazed window to rear overlooking rear gardens and with unspoilt views of the surrounding mountains, plastered emulsion décor and ceiling, new fitted carpet, electric power points.



#### Family Bathroom

Generous sized family bathroom with two UPVC double-glazed windows to rear, fully ceramic tiled décor floor to ceiling with matching

tiled flooring, plastered emulsion ceiling, chrome heated towel rail, modern white suite comprising panelled bath with central waterfall feature mixer taps and overhead rainforest shower with attachments, above bath shower screen, low-level WC, wash hand basin set within high gloss base vanity unit with central waterfall feature mixer taps.

## Rear Garden

Excellent size, laid to grass with side access, benefits from outbuilding ideal for storage and outside water tap fitting, side alleyway from front to rear gardens.

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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.