

Terraced House - Aberdare

£138,500

Property Reference: PP11895



This is a renovated and modernised, spacious, three bedroom, mid-terrace property situated in this quiet, side street location with gardens to rear offering unspoilt views over the surrounding hills and mountains and offering easy access into the main town centre at Aberdare with all its amenities and facilities.



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Entranceway

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

Hallway

Plastered emulsion décor and ceiling, quality flooring, wall-mounted and boxed in electric service meters, radiator, open-plan stairs to first floor with spindled balustrade and fitted carpet, door to understairs storage, modern etched glaze light oak panel door to rear allowing access to lounge.

Lounge (5.23 x 3.51m)

Opening to rear through to kitchen, serving hatch display to rear through kitchen, recess alcoves fitted with display shelving,





plastered emulsion décor with one feature wall wood panelled, plastered emulsion ceiling with recess lighting, quality new fitted carpet, contrast slimline upright radiator, built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, double opening to front through to sitting room.

Sitting Room (2.87 x 3.41m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with modern pendant ceiling light fitting, matching fitted carpet, radiator, ample electric power points, gas service meters housed within base storage cabinet.



Kitchen (3.24 x 2.81m)

UPVC double-glazed window to rear with made to measure roller blinds overlooking rear gardens and with unspoilt views over the surrounding valley, plastered emulsion décor and ceiling with recess lighting, quality flooring, radiator, 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, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, integrated new electric oven, four ring electric hob, extractor canopy fitted above, ample space for additional appliances, modern etched glaze oak panel door to side allowing access to lobby.



Lobby

Plastered emulsion décor and ceiling, quality flooring, UPVC double-glazed door to rear allowing access to rear gardens, solid modern oak panel door allowing access to bathroom/WC.

Bathroom/WC

Patterned glaze UPVC



double-glazed window to rear, Xpelair fan, plastered emulsion décor with three walls feature modern PVC panelled, plastered emulsion ceiling with modern ceiling light fitting, quality flooring, chrome heated towel rail, new white suite comprising panelled bath with central waterfall feature mixer taps, overhead rainforest shower with attachments supplied direct from combi system, above bath shower screen, low-level WC, wash hand basin with central waterfall feature mixer taps set within contrast dove grey high gloss finish vanity unit, fixtures and fittings including mirror to remain.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, new fitted carpet, electric power points, modern oak panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.86 x 4.28m)

Two UPVC double-glazed windows to front, plastered emulsion décor and ceiling, new fitted carpet, radiator, ample electric power points, door to built-in storage cupboard.

Bedroom 2 (2.28 x 3.45m)

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor and ceiling with access to loft, new fitted carpet, radiator, electric power points.

Bedroom 3 (2.49 x 2.84m)

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor and ceiling, new fitted carpet, radiator, ample electric power points.

Rear Garden

Laid to patio with an additional circular feature patio, grass-laid gardens, unspoilt views over the surrounding hills and mountains, mature shrubs to remain as seen, access to purpose-built, concrete block-built outbuilding, ideal for bike storage or workshop with 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.