

**Terraced House - Treorchy**

**£214,995**

*Property Reference: PP11918*



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Situated in the heart of the village of Treorchy, we are delighted to offer to the market this beautifully presented, completely renovated and modernised, double extended, mid-terrace property which must be viewed to be fully appreciated. It benefits from UPVC double-glazing, gas central heating, will be sold inclusive of quality fitted carpets, floor coverings, fitted wardrobes, blinds, light fittings and full range of integrated appliances to the outstanding, modern, spacious kitchen with central island. It affords a complete fitted modern utility room/cloaks/WC, three generous sized bedrooms plus splendid modern family bathroom/WC/shower, loft storage with full planning for dormer conversion if required, flat maintenance-free gardens to rear with up and over door to create driveway and off-road parking if preferred. This property offers generous, modern, open-plan family living, set here in this prime position with immediate access to all amenities and facilities including schools, transport connections, leisure facilities etc. Be sure to call to arrange your viewing appointment today. Highly recommended. It briefly comprises, entrance hall, spacious open-plan lounge/diner, modern fitted kitchen with full range of integrated appliances and central island, modern utility room with cloaks/WC, first floor double landing, three generous sized bedrooms, built-in wardrobes to master bedroom, spacious family bathroom/WC/shower, loft storage, flat low maintenance gardens to rear.

## Entranceway

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

## Hall

Plastered emulsion décor and ceiling with pendant ceiling light fitting, radiator, ceramic





tilled flooring, wall-mounted and boxed in electric service meters, white panel door to rear allowing access to lounge/diner.

Lounge/Diner (4.61 x 6.63m not including depth of recesses)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor with feature modern panelling to halfway, plastered emulsion ceiling with two pendant ceiling light fittings, quality laminate flooring, two radiators, ample electric power points, two recess alcoves both fitted with base storage, one housing gas service meters, open-plan stairs to first floor elevation with spindled balustrade and fitted carpet, white panel door to understairs storage, modern etched glaze panel door to rear allowing access to impressive spacious kitchen with central island.



Kitchen (4.43 x 5.26m)

UPVC double-glazed double French doors with insert blinds to rear overlooking and allowing access to rear gardens, plastered emulsion décor and ceiling with full range of recess lighting and feature droplighting, central island, radiator, quality porcelain tiled flooring, full range of modern dove grey fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, storage cabinets, larder units, all with feature downlighting and kickboard lighting, ample electric power points, ample work surfaces, insert single sink and drainer, integrated dishwasher, microwave, electric oven, five ring electric hob, extractor canopy fitted above, full length fridge and freezer, a beautifully presented kitchen, modern panel door to side allowing access to combined utility



room/cloaks/WC.

## Utility Room/Cloaks/WC

Generous size with UPVC double-glazed window to side with made to measure roller blinds, porcelain tiled flooring, plastered emulsion décor and ceiling with recess lighting, further range of dove grey modern fitted kitchen units comprising ample wall-mounted units, base units, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances as required, further range of display lighting, contrast heated towel rail, low-level WC in white, one unit wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

## First Floor Elevation

### Landing

Generous size landing with plastered emulsion décor and ceiling with two ceiling light fittings, quality fitted carpet, ample electric power points, radiator, white panel door to bedrooms 1, family bathroom, bedroom 2, 3, further staircase allowing access to loft storage.

### Bedroom 1 (3.31 x 4.80m)

Two UPVC double-glazed windows to front with made to measure blinds, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, fitted carpet, radiator, ample electric power points, range of fitted wardrobes with sliding panelled doors providing ample hanging and shelving space.

### Family Bathroom

Generous size with plastered emulsion décor and ceiling with four-way spotlight fitting, Xpelair fan, quality flooring, chrome heated towel rail, white suite comprising oversized corner bath with central mixer taps and seating area, low-level WC, oversized wash hand basin with central mixer taps set within high gloss base vanity unit, walk-in shower cubicle with overhead rainforest shower with attachments supplied direct from combi system, quality porcelain tiled décor to bath, shower and wash hand basin area.

### Bedroom 2 (2.41 x 4.02m not including depth of recesses)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, fitted carpet, radiator, ample electric power points, recess area fitted with display shelving.

### Bedroom 3 (2.99 x 2.02m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power points.

### Loft Storage

Genuine staircase allowing access, measures the full width and depth of one section of the property, this offers enormous potential for complete conversion with textured décor and ceiling, Velux skylight window, radiator, wall light fittings.

### Rear Garden

Laid to paved patio, further allowing access to additional paved patio and artificial grass-laid gardens with up and over doors which will create off-road parking if required, timber garden shed to remain as seen, it is understood that full planning consent has been granted for a dormer conversion within the attic space, there is additional attic space to the rear extension.

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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.