

Semi-Detached House - Pentre

£85,000

Property Reference: PP11941



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This is a very well maintained, three bedroom, semi-detached property with gardens to front and rear, situated on this quiet development in Ystrad with outstanding sized gardens with south-facing, unspoilt views over the surrounding hills and mountains. It is being offered for sale at a very realistic price in order to achieve a quick sale. It benefits from UPVC double-glazing, gas central heating and will be sold including all fitted carpets, floor coverings, blinds, light fittings. It offers outstanding potential at this bargain price and would ideally suit first time buyer or investment client. The location offers easy access to all facilities including schools, colleges, transport connections, the leisure centre, excellent road links. An early viewing appointment is highly recommended. Great bargain, great location, book your viewing today. It briefly comprises, entrance hallway, landing, three bedrooms, lower ground floor hallway, cloaks/WC, two reception rooms, fitted kitchen, lobby area, utility room, gardens to front and rear.

Entranceway

Entrance via timber door allowing access to entrance hallway.

Hallway

UPVC double-glazed window to front with made to measure blinds, papered décor, plastered emulsion ceiling, fitted carpet, staircase allowing access to lower ground floor, white panel door allowing access to inner landing.

Landing

Papered décor, plastered emulsion ceiling, access to loft, fitted carpet, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (3.25 x 3.10m)

UPVC double-glazed window to rear with made to measure blinds offering unspoilt views over the surrounding valley, papered décor and ceiling, fitted carpet, radiator, electric





power points, white panel door to built-in storage cupboard housing wall-mounted gas boiler.

Bedroom 2 (3.91 x 3.25m)

UPVC double-glazed window with made to measure blinds to rear offering unspoilt views, papered décor, tiled and coved ceiling, fitted carpet, radiator, ample electric power points, built-in wardrobes providing ample hanging and shelving space, white panel door to built-in storage cupboard.

Bedroom 3 (3.05 x 2.37m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, vinyl floor covering, electric power points.



Lower Ground Floor

Hallway

Further UPVC double-glazed window to front with made to measure blinds, papered décor, plastered emulsion ceiling, fitted carpet, telephone point, white panel doors allowing access to cloaks/WC, sitting room, further door allowing access to kitchen.

Cloaks/WC

Patterned glaze UPVC double-glazed window to front, papered décor, papered ceiling, tiled flooring, original white in colour WC, all fixtures and fittings to remain.



Sitting Room (3.62 x 2.79m)

UPVC double-glazed window to rear with made to measure blinds overlooking gardens with unspoilt views, papered décor, picture rail, tiled and coved ceiling, fitted carpet, radiator, electric power points, wall-mounted gas fire.

Kitchen (4.31 x 2.30m)

UPVC double-glazed window to front, papered décor, textured ceiling, cushion floor covering, access to understairs storage, further patterned glaze UPVC double-glazed window to front, radiator, range of wall and base units including single sink and



drainer, ample electric power points, timber window with blinds to side to lobby, concertina door to side also allowing access to lobby, patterned glaze panel window and door allowing access to main lounge.

Lounge (3.22 x 4.20m)

UPVC double-glazed window with made to measure blinds to rear overlooking rear gardens and with unspoilt views of the surrounding valley, papered décor, picture rail, textured and emulsion ceiling with three-way pendant ceiling light fitting, fitted carpet, radiator, electric power points, ornamental electric fire set within Adam-style fire surrounding with two recess alcoves both sides, one with base and wall-mounted storage.

Lobby

UPVC double-glazed door to rear allowing access to rear gardens, wood panelled décor, carpet tiled flooring, timber door to front allowing access to front gardens and main entrance, opening to side to utility room.

Utility Room

Patterned glaze UPVC double-glazed window to front, plastered emulsion décor, tiled ceiling with electric striplight fitting, cushion floor covering, electric power points, plumbing for automatic washing machine.

Rear Garden

An outstanding sized garden laid to lawn with raised patio area with purpose-built storage building, no rear access, however side access through to front gardens.

Front Garden

Laid to lawn with rosebushes and pathway allowing access to both main entrance and additional lower ground floor access, wrought iron fencing to front with matching gate allowing main 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.