

End of Terrace - Treorchy

£234,950

Property Reference: PP11939



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Entranceway

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

Porchway

Plastered emulsion décor and covered ceiling with modern pendant ceiling light fitting, quality fitted carpet, radiator, wall-mounted and





boxed in electric service meters, modern light oak panel door allowing access to lounge/diner.

Lounge/Diner (4.78 x 6.85m not including depth of recesses)

UPVC double-glazed sash window to front with made to measure blinds, UPVC double-glazed double French doors to rear overlooking rear gardens, allowing access to gardens and unspoilt views of the surrounding mountains, plastered emulsion décor and ceiling with coving and two modern pendant ceiling light fittings, quality fitted carpet, central heating radiator, modern slimline upright contrast radiator to remain as seen, two recess alcoves, one fitted with shelving, base storage housing gas service meters, feature modern block marble fireplace with matching hearth and insert housing ornamental log-effect electric fire, ample electric power points, open-plan stairs to first floor elevation with matching fitted carpet and spindled balustrade, a range of feature recess lighting to recess beneath stairway, modern light oak panel door to rear allowing access to kitchen/breakfast room.



Kitchen/Breakfast Room (3.58 x 2.81m)

UPVC double-glazed double French doors to side allowing access and overlooking gardens with unspoilt views, plastered emulsion décor and ceiling with full range of recess lighting, radiator, porcelain tiled flooring, quality range of two-tone modern fitted kitchen units in ivory and wine comprising ample wall-mounted units, base units, pan drawers, larder units, display cabinets, ample work surfaces with co-ordinate splashback ceramic tiling, ample electric power points, matching breakfast bar with



wine racks, ample space for additional appliances, circular insert sink and drainer with flexi mixer taps, integrated microwave, electric oven, four ring electric hob, extractor canopy fitted above, integrated washing machine/dryer, plumbing for dishwasher.

First Floor Elevation

Landing

Matching décor to main lounge, plastered emulsion ceiling with generous access to loft with pulldown ladder, loft is insulated, boarded and ideal for storage, electric power points, quality fitted carpet, spindled balustrade, modern upright contrast mirror-fronted slimline radiator, light oak panel doors to bedrooms 1, bathroom, bedrooms 2 and 3.

Bedroom 1 (3.56 x 3.87m not including depth of recesses)

Two sash UPVC double-glazed windows to front both with made to measure blinds, plastered emulsion décor and ceiling with coving, quality fitted carpet, radiator, ample electric power points, modern pine panel door to built-in storage cupboard, further matching door to built-in wardrobe, further matching door to en-suite shower room.

En-Suite Shower Room

Plastered emulsion ceiling with Xpelair fan, ceramic tiled flooring, ceramic tiled décor floor to ceiling with contrast wall, shower supplied direct from combi system, chrome heated towel rail.

Family Bathroom

UPVC double-glazed window to side, quality ceramic tiled décor with contrast feature floor to ceiling, plastered emulsion ceiling with Xpelair fan, ceramic tiled flooring, chrome oversized heated towel rail, modern white suite comprising bath with feature central waterfall feature mixer taps, low-level WC, wash hand basin with central mixer taps, vanity cabinet above to remain as seen.

Bedroom 2 (3.27 x 1.95m)

Sash UPVC double-glazed window to rear overlooking rear gardens and with unspoilt views over the surrounding mountains, made to measure blinds, plastered emulsion décor and coved ceiling, quality fitted carpet, radiator, ample electric power points.

Bedroom 3 (4.09 x 2.62m)

Sash UPVC double-glazed window to rear overlooking gardens and with unspoilt views, made to measure blinds, plastered emulsion décor and coved ceiling, quality fitted carpet, radiator, feature box storage beneath windowsill, light oak panel door to built-in storage, further door to airing cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Completely maintenance-free laid to sandstone patio with brick feature to one section, outside courtesy lighting with solar panels, outside electric power points ideal for maintenance, hot tubs etc, access to purpose-built mancave storage area, double timber gates allowing access to driveway for off-road parking for two vehicles with additional section brick-laid to create third parking space.

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.