

## Terraced House - Treorchy

£70,000

Property Reference: PP11959



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Situated in the heart of the thriving village of Treorchy is this three bedroom, mid-terrace property with flat garden to rear, requiring complete renovation and modernisation throughout. It offers enormous potential and is being offered for sale at a very realistic price in order to achieve a quick sale. It affords new UPVC double-glazed windows to front and a recently installed new roof covering but the remaining parts of the property will require complete refurbishment. It briefly comprises, entrance hallway, two reception rooms, kitchenette area, bathroom/WC, first floor landing, three bedrooms, garden to rear.

## Entranceway

Entrance via timber door allowing access to entrance hallway.

## Hallway

Wall-mounted electric service meters, access to understairs storage, doors allowing access to reception rooms 1 and 2.

## Reception Room 1 (3.33 x 2.91m)

UPVC double-glazed window to front, textured ceiling, papered décor, two recess alcoves, original tiled fireplace and hearth, gas service meters housed within recess storage.

## Reception Room 2 (3.35 x 3.98m)

Original sash window to rear through to kitchenette, patterned artex ceiling, papered décor, gas fire, one recess alcove fitted with storage, door to side allowing access to staircase to first floor elevation and original patterned glaze panel door to rear allowing access to kitchenette.

## Kitchenette (2 x 2.89m)

Toughened glass panel roof, door to rear allowing access to gardens, water tap fittings, patterned glaze panel door to side allowing access to bathroom.

## Bathroom

Tiled décor, textured ceiling, white suite comprising bath, wash hand basin with vanity mirror above, patterned glaze panel door to







rear allowing access to WC.

## WC

Matching décor, low-level WC, window area to rear.

## First Floor Elevation

### Landing

Doors allowing access to bedrooms 1, 2 and 3.

### Bedroom 1 (2.11 x 2.12m)

UPVC double-glazed window to front.

### Bedroom 2 (2.16 x 3.05m)

### Bedroom 3 (3.46 x 3.55m)

Timber window to rear overlooking gardens, wall-mounted gas boiler supplying domestic hot water and gas central heating, patterned artex ceiling.

## Rear Garden

Reasonable size however will require some attention.



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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.