

propertyplus

for sale

Terraced House - Treherbert

£129,950

Property Reference: PP12022



This is a unique, completely renovated and modernised, open-plan modern three bedroom, mid-terrace cottage, situated here in this quiet, side street location with unspoilt views of the surrounding mountains including Penpych.



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Call Free 0800 043 7300

This is a unique, completely renovated and modernised, open-plan modern three bedroom, mid-terrace cottage, situated here in this quiet, side street location with unspoilt views of the surrounding mountains including Penpych. The property would ideally suit first time buyers and will be sold including all quality fitted carpets, floor coverings, made to measure blinds and many extras. It affords an excellent sized garden to rear, low maintenance, laid to artificial grass lawns with decked area and access to purpose-built outbuilding/work from home office with remote controlled roller shutter doors providing good lane access. It affords modern complete fitted kitchen with integrated appliances, breakfast bar and opening through to open-plan lounge with feature mediawall, modern ground floor bathroom/WC/shower fitted over bath. All in all this property must be viewed. It is tastefully decorated and beautifully presented, offering generous sized modern living. It briefly comprises entrance porch, spacious open-plan lounge/kitchen/diner, modern bathroom/WC/shower over bath, first floor landing, three bedrooms, excellent sized garden to rear, purpose-built outbuilding/games room/mancave.

Entranceway

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

Porch

Plastered emulsion décor and covered ceiling, quality flooring, modern slimline contrast radiator, wall-mounted and boxed in electric service meters, modern oak panel door to side allowing access to open-plan lounge/dining room/kitchen.

Open-Plan Lounge/Dining Room/Kitchen (4.01 x 9.47m)

Plastered emulsion décor and ceiling, quality flooring, open-plan stairs to first





floor elevation with quality modern fitted carpet, central heating radiators, quality flooring, feature wall to main facing wall with recess fitted with oak panelling, downlighting, glass open-plan fire to remain as seen, recess ideal for insertion of flatscreen television, access to understairs storage.

Kitchen Area

UPVC double-glazed window and door to rear overlooking and allowing access to rear garden, all matching décor to main lounge, genuine Velux skylight window, matching flooring, contrast upright slimline radiator, full range of high gloss graphite grey fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with matching splashback, ample electric power points with USB connections, integrated electric oven, four ring gas hob, extractor canopy fitted above, contrast single sink and drainer with central mixer taps, integrated dishwasher, feature kickboard lighting, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, matching light oak modern panel door allowing access to family bathroom/WC.



Family Bathroom

Patterned glaze UPVC double-glazed window to rear, quality ceramic tiled décor floor to ceiling, Xpelair fan, plastered emulsion ceiling with range of recess lighting, contrast black heated towel rail, modern suite fitted in white with contrast fixtures and fittings to include shower-shaped panel bath with central waterfall feature mixer taps and overhead rainforest shower and attachments supplied direct from combi system, close-coupled WC, wall-mounted wash hand basin



with contrast mixer taps set within graphite grey vanity unit, recess area with downlighting and feature lighting and tiling.

First Floor Elevation

Landing

UPVC double-glazed window to rear, plastered emulsion décor and coved ceiling, quality fitted carpet, generous access to loft, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.33 x 2.6m)

Sash-effect UPVC double-glazed window to front with made to measure blinds offering unspoilt views over Penpoch mountains, plastered emulsion décor and coved ceiling, laminate flooring, radiator, electric power points.

Bedroom 2 (2.48 x 3.35m not including depth of recesses)

Sash UPVC double-glazed window to front with made to measure blinds with outstanding views, plastered emulsion décor and coved ceiling, radiator, laminate flooring, ample electric power points.

Bedroom 3 (2.45 x 2.92m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, plastered emulsion décor and ceiling with coving, laminate flooring, radiator, ample electric power points.

Rear Garden

Laid to artificial grass with feature decked sections with rope balustrade, access to purpose-built outbuilding/home office/mancave and covered outbuilding with plumbing for automatic washing machine, tumble dryer and further space for additional appliances.

Outbuilding

Remote controlled roller shutter doors to rear lane access, supplied with electric power and light, plastered emulsion décor and ceiling with full range of recess lighting, quality flooring, accessed via UPVC double-glazed door, ideal hideaway.

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.