

# propertyplus

# for sale

## End of Terrace - Treorchy

## £129,995

Property Reference: PP11972



This is an impressive, three bedroom, double bay-fronted, extended, end-terrace property situated in this popular side street location offering immediate access to all amenities and facilities including schools at all levels, transport connections, leisure facilities and easy walking distance to the main award-winning village of Treorchy. Offers will be considered.



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## Entranceway

Entrance via UPVC double-glazed door with matching panels either side allowing access to impressive open-plan entrance hallway.

## Hallway

Papered décor, patterned artex ceiling, fitted carpet, radiator, wall-mounted electric service meters, original staircase with spindled balustrade and fitted carpet to first floor elevation, access to understairs storage facility, sliding white panel door to rear allowing access to utility room ideal for conversion to downstairs cloaks/WC, white panel door to side allowing access to sitting room/dining room.

## Sitting Room (3.95 x 3.63m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor with one contrast wall, patterned artex ceiling with coving, fitted carpet, radiator, ample electric power





points, mahogany-effect feature fireplace housing gas fire, double sliding doors to main lounge, white panel door to rear allowing access to kitchen.

## Lounge (4.35 x 4.25m into bay)

UPVC double-glazed bay window to front with made to measure blinds, plastered emulsion ceiling with coving, papered décor with one contrast wall, matching fitted carpet, central heating radiator, ample electric power points.

## Kitchen (3.68 x 2.27m)

UPVC double-glazed window to rear overlooking rear gardens with made to measure roller blinds, UPVC double-glazed door to side allowing access to gardens, plastered emulsion décor, textured emulsion ceiling, cushion floor covering, radiator, full range of light beech in colour fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, ample work surfaces, contrast single sink and drainer unit with central mixer taps, plumbing for washing machine, electric cooker power point, ample space for additional appliances, Xpelair fan.

## Utility Area

UPVC double-glazed window to rear with made to measure blinds, plastered décor and ceiling, fitted carpet, ideal for potential conversion.



## Shower Room

Patterned glaze UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor, ceramic tiling to two walls, non-slip flooring, textured ceiling, Xpelair fan, white suite comprising low-level WC, petite wash hand basin, disabled walk-in shower cubicle with electric shower.



## First Floor Elevation

### Landing

UPVC double-glazed window to side, white panel door to rear allowing access to shower



room/WC, further stairs allowing access to main landing with papered décor and ceiling, matching fitted carpet, spindled balustrade, original built-in wardrobe, white panel doors to bedrooms 1, 2, 3.

#### Bedroom 1 (2.77 x 2.80m)

UPVC double-glazed window to front with made to measure blinds, papered décor, textured ceiling, fitted carpet, radiator, electric power points.

#### Bedroom 2 (3.30 x 4.30m not including depth of bay)

UPVC double-glazed bay window to front with unspoilt views over the Bwlch-y-Clawdd mountain, made to measure blinds, papered décor with one contrast wall, fitted carpet, radiator, electric power points.

#### Bedroom 3 (3.08 x 4.32m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor, patterned artex ceiling, fitted carpet, radiator, electric power points, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

#### Rear Garden

Low maintenance with artificial grass and patio area with side entrance.

#### Front Garden

Laid to grass with original stone front boundary wall and 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.