

Terraced House - Ferndale

£89,950

Property Reference: PP12193



This is a traditional, stone-built, two double bedroom, mid-terrace cottage situated in this popular, quiet, cul-de-sac, side street location between the villages of Blaenllechau and Ferndale.



This is a traditional, stone-built, two double bedroom, mid-terrace cottage situated in this popular, quiet, cul-de-sac, side street location between the villages of Blaenllechau and Ferndale. It offers easy access to all amenities, facilities, transport connections, the swimming pool at Ferndale Comprehensive School, outstanding walks around the surrounding mountains and lakes at Darran Park. An ideal place for first time buyer maybe with small children as there is no through traffic. Flat gardens to rear with no rear access. The property benefits from UPVC double-glazing, gas central heating and will be sold as seen with light fittings, blinds, freestanding cooker to the kitchen, all fixtures and fittings to the bathroom. It is being offered for sale with no onward chain and current vacant possession. It offers great opportunity for first time buyers to get onto the property ladder and create your dream home. It briefly comprises, entrance hall, split-level lounge/sitting room/dining room, fitted kitchen with new boiler and freestanding cooker, bathroom/WC with all fixtures and fittings to remain, first floor landing, two double bedrooms, flat gardens to rear offering enormous potential. Book your viewing today to avoid disappointment.

Entranceway

Entrance via hardwood door allowing access to entrance hall.

Hall

Papered décor, textured emulsion ceiling, electric service meters, fitted carpet, staircase to first floor elevation, radiator, white panel door to side allowing access to open-plan lounge/sitting room/dining room.

Lounge/Sitting Room/Dining Room (7.81 x 3.70m)

Feature split lounge/sitting room/dining room at two levels with UPVC double-glazed





window to front, papered décor, textured emulsion ceiling, two pendant ceiling light fittings, two radiators, ample electric power points, Adam-style feature fireplace ideal for ornamental display, access to understairs storage, gas service meters housed within alcove, divider with two steps to lower level with matching décor and ceiling, patterned glaze panel door to rear allowing access to kitchen and bathroom.

Kitchen (2.42 x 2.76m)

UPVC double-glazed window to rear with made to measure blinds, further UPVC double-glazed door to rear with roller blinds and access to rear gardens, plastered emulsion décor and ceiling, genuine Velux double-glazed skylight window, three-way spotlight fitting, ceramic tiled flooring, full range of light beech fitted kitchen units, comprising ample wall-mounted units, base units, shelving, drawer packs, freestanding gas cooker with extractor canopy fitted above, contrast double insert sink with drainer and central mixer taps, plumbing for washing machine, ample space for additional appliances, wall-mounted combination boiler supplying domestic hot water and gas central heating, this is a new boiler and is still under warranty.



Bathroom

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor, ceramic tiled ceiling flooring, radiator, white suite to include panelled bath with twin handgrips, central mixer taps, shower attachment, above bath shower screen, low-level WC, wash hand basin with central mixer taps, all fixtures and fittings including vanity mirrors and cabinets to remain as seen.



First Floor



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Elevation

Landing

Matching décor to hallway, fitted carpet, textured emulsion ceiling, white panel doors to bedrooms 1 and 2.

Bedroom 1 (4.56 x 3.77m)

UPVC double-glazed window to front, papered décor, textured ceiling, generous access to loft, fitted carpet, range of wall-mounted display shelving, electric power points.

Bedroom 2 (3.64 x 2.95m)

UPVC double-glazed window to rear overlooking gardens, papered décor, textured ceiling, fitted carpet, radiator, electric power points.

Rear Garden

Quiet, country-style rear garden laid to grass with additional slate and feature gravel sections with plants to remain as seen, further outstanding views over the mountains, also benefits from the relaxing sound of the stream to rear.

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.