

Terraced House - Treherbert

£109,950

Property Reference: PP12369



This is an outstanding buy for first time buyers to get your feet on the property ladder. Renovated and modernised, spacious, three bedroom, mid-terrace property with outstanding unspoilt views to the front over the playing fields and surrounding mountains and forestry.



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This is an outstanding buy for first time buyers to get your feet on the property ladder. Renovated and modernised, spacious, three bedroom, mid-terrace property with outstanding unspoilt views to the front over the playing fields and surrounding mountains and forestry. It offers outstanding family-sized accommodation and is being offered for sale at this bargain price in order to achieve a quick sale. It benefits from UPVC double-glazing, gas central heating, will be sold with all fitted carpets, floor coverings, light fittings and an early viewing is most essential. It offers easy access to all amenities and is ideal for outdoor lovers surrounded by beautiful mountains, cycle paths, walks along the river and waterfalls. It briefly comprises, entrance hall, sitting room/dining room, spacious lounge, fitted kitchen with freestanding cooker, bathroom/WC/bidet/shower, first floor landing, three generous sized bedrooms, two with ranges of fitted wardrobes, excellent sized garden to rear with no rear access.

Entranceway

Entrance via UPVC double-glazed door allowing access to entrance hall.

Hall

Emulsion décor and ceiling, fitted carpet, staircase to first floor elevation, wall-mounted electric service meters, white panel doors to side allowing access to sitting room/dining room and lounge.

Sitting Room/Dining Room (2.75 x 4.29m)

UPVC double-glazed window to front offering splendid views over the surrounding mountains, emulsion décor and ceiling, fitted carpet, radiator, mahogany feature fireplace with copper insert and tiled hearth housing gas fire, ample electric power points.

Main Lounge (4.29 x 4.56m not including depth of recesses)

UPVC double-glazed



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window to front offering unspoilt views, plastered emulsion décor, patterned artex ceiling, vinyl floor tiling, radiator, ample electric power points, two recess alcoves, one housing gas service meters, feature Adam-style fireplace fitted in marble with matching insert and hearth with feature lighting housing ornamental electric fire.

Lobby Area

Matching décor, door to understairs storage, matching door to rear allowing access to kitchen.

Kitchen (2.33 x 4.76m)

UPVC double-glazed window to rear overlooking rear gardens, UPVC double-glazed door to rear allowing access to rear gardens, ceramic tiled flooring, plastered emulsion décor and ceiling, radiator, full range of white fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces with co-ordinate splashback ceramic tiling, freestanding cooker to remain seen, single sink and drainer with central mixer taps, plumbing for washing machine, breakfast bar included, ample space for further appliances as required, white panel door to side allowing access to bathroom/WC.



Bathroom/WC

Generous sized with patterned glaze UPVC double-glazed window to rear, ceramic tiled décor floor to ceiling, plastered emulsion ceiling, ceramic tiled flooring, radiator, full bathroom suite in white comprising panelled bath with central mixer taps, twin handgrips, bidet, low-level WC, wash hand basin with central mixer taps and vanity mirror cabinet above, walk-in shower cubicle with Triton electric shower.



First Floor Elevation

Landing

Emulsion décor and ceiling, ranch-style balustrade, fitted



carpet, radiator, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.78 x 4.33m)

UPVC double-glazed window to front with unspoilt views, plastered emulsion décor, patterned artex ceiling, quality fitted carpet, radiator, ample electric power points, television aerial socket, full range of Christies-style fitted wardrobes to one wall with sections of mirror frontage providing ample hanging and shelving space.

Bedroom 2 (3.03 x 1.99m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor, patterned artex ceiling, fitted carpet, radiator, range of built-in wardrobes housing gas boiler supplying domestic hot water and gas central heating with further range of fitted wardrobes to one wall providing ample hanging and shelving space.

Bedroom 3 (2.19 x 4.85m)

Two UPVC double-glazed windows to front, plastered emulsion décor, patterned artex ceiling, radiator, fitted carpet, ample electric power points.

Rear Garden

Excellent size, laid to patio with outbuilding, further leading onto additional patio and grass-laid gardens, no rear lane 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.