

propertyplus

for sale

End of Terrace - Tylorstown

£104,950

Property Reference: PP12550



Situated here in this quiet, popular side street location, offering easy access to all facilities including schools, leisure centre, excellent road links, surrounded by outstanding scenery of the farm and mountains at Stanleytown.



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Situated here in this quiet, popular side street location, offering easy access to all facilities including schools, leisure centre, excellent road links, surrounded by outstanding scenery of the farm and mountains at Stanleytown. This property, completely renovated and modernised, must be viewed internally to be fully appreciated. It is a traditional stone-built, mid-terrace, double-fronted cottage offering spacious accommodation with small garden to front and country-style garden to rear stocked with mature trees. It affords modern fitted kitchen with integrated appliances and breakfast bar with granite work surface. It affords quality new fitted carpets and floor coverings throughout and will be sold as seen. It has two spacious reception rooms, one could potentially be used as bedroom 3. To the first floor it affords landing area, two exceptionally sized double bedrooms, modern bathroom with feature panelling and separate WC. This property is being sold with vacant possession and quick completion is available if required. Properties seldom become available in this popular side street with such amazing surroundings on your doorstep. Be sure to call to arrange your viewing appointment. It briefly comprises, entrance hall, lounge, sitting room/bedroom 3, lobby, modern fitted kitchen/breakfast room with integrated appliances, first floor landing, two generous double bedrooms, modern feature bathroom, separate WC, garden to front and gardens to rear.

Entranceway

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

Hall

Plastered emulsion décor and ceiling, wall-mounted and boxed in electric service meters, quality wood panel flooring, staircase





to first floor elevation with new fitted carpet, modern white panel doors allowing access to lounge and sitting room/bedroom 3.

Sitting Room (2.63 x 4.36m not including depth of recesses)

UPVC double-glazed window to front offering views over the surrounding mountains, plastered emulsion décor and coved ceiling, quality new fitted carpet, radiator, ample electric power points.



Main Lounge (4.38 x 3.05m not including depth of recesses)

UPVC double-glazed window to front, plastered emulsion décor with one feature contrast wall, plastered emulsion and coved ceiling, quality wood panel flooring, central heating radiator, central recess with feature tiling and hearth ideal for ornamental display, two recess alcoves fitted either side both with base storage cabinets, one housing gas service meters, both fitted with display shelving, white panel door to side allowing access to lobby.

Lobby

Plastered emulsion décor and ceiling, wall light fitting, quality wood panel flooring, modern white panel door to understairs storage, archway to rear allowing access to kitchen/breakfast room.



Kitchen/Breakfast Room (2.33 x 4.28m)

UPVC double-glazed window to side and rear, UPVC double-glazed door to side allowing access to rear gardens, plastered emulsion décor and coved ceiling, quality tiled flooring, central heating radiator, full range of modern high gloss finish stone fitted kitchen units comprising ample wall-mounted units, base units, work surfaces, co-ordinate splashback ceramic tiling, drawer packs, single sink and drainer unit with central mixer taps, plumbing for



automatic washing machine, feature breakfast bar area, integrated electric oven, four ring electric hob, extractor canopy fitted above, ample electric power points strategically placed throughout kitchen/breakfast room, wall-mounted gas boiler supplying domestic hot water and gas central heating.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling with generous access to loft, quality new modern fitted carpet, modern white panel doors to bedrooms 1, 2, family bathroom and separate WC.

Bedroom 1 (4.39 x 4.24m)

UPVC double-glazed window to front with views over the surrounding countryside, farmland and mountains, plastered emulsion décor and coved ceiling, quality modern new fitted carpet, radiator, electric power points.

Bedroom 2 (2.40 x 4.38m)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor and coved ceiling, quality new fitted carpet, radiator, electric power points.

Family Bathroom

Outstanding sized family bathroom with patterned glaze UPVC double-glazed window to rear, modern panelling to halfway with plastered emulsion décor above, plastered emulsion ceiling with modern three-way spotlight fitting, modern co-ordinate tiled flooring, radiator, new white suite comprising shower-shaped panelled bath with central mixer taps, above bath shower screen fully ceramic tiled to bath area, wash hand basin with central mixer taps and ceramic tiling.

Separate WC

Patterned glaze UPVC double-glazed window to side, quality ceramic tiled to halfway with plastered emulsion décor above, plastered emulsion ceiling and quality ceramic tiled flooring, white suite comprising low-level WC.

Rear Garden

Beautiful, quiet, private garden, ideal for bistro set and coffee mornings, leading onto a country-style garden with mature Acer trees offering enormous potential to create your dream garden.

Front Garden

Laid to artificial grass with modern block-built front boundary walls.

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.