

propertyplus

for sale

Terraced House - Porth

£105,000 Sold STC

Property Reference: PP12549



We offer for sale this exceptionally well maintained, three bedroom, mid-link property, double fronted with the most spectacular unspoilt views to the front over the surrounding valley and mountains.



www.propertypluswales.co.uk

Call Free 0800 043 7300

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We offer for sale this exceptionally well maintained, three bedroom, mid-link property, double fronted with the most spectacular unspoilt views to the front over the surrounding valley and mountains. It benefits from UPVC double-glazing, gas central heating and will be sold as seen. It would ideally suit first time buyer to create your dream home. It affords gardens to front with unspoilt views, good size garden to rear with pond, patio area and purpose-built outbuilding/garden shed/mancave/gym. The property offers easy access to all amenities and facilities including schools at all levels, leisure facilities in Tonyrefail, excellent transport connections, great road links via A4119 or A470 for M4 corridor. It is being offered for sale at this bargain price in order to achieve a quick sale. It briefly comprises, summer lounge, main lounge, utility/kitchenette area, fitted kitchen, lobby, bathroom/WC, first floor landing, three bedrooms, family bathroom/WC, gardens to front and rear.

Entranceway

Entrance via UPVC double-glazed door allowing access to summer lounge.

Summer Lounge

Two UPVC double-glazed bay windows to front both with made to measure blinds, plastered emulsion décor, emulsion and coved ceiling, ceramic tiled flooring, central heating radiator, ample electric power points, UPVC double-glazed door with matching panel to side to rear allowing access to lounge, patterned glaze and colour stained window to rear and patterned glaze French door to rear allowing access to kitchen and hallway.

Hallway

Papered décor, fitted carpet, staircase to first floor, light oak panel door to side allowing access to main lounge.

Lounge (3.46 x 6.30m)

Georgian





UPVC double-glazed window to rear with made to measure roller blinds overlooking rear gardens, plastered emulsion décor, patterned artex and coved ceiling with two pendant ceiling light fittings, fitted carpet, ample electric power points, UPVC double-glazed door with matching panel allowing access into summer lounge with made to measure blinds, oversized Adam-style fireplace with marble insert and hearth housing ornamental gas fire, light oak panel door to side allowing access to kitchen.



Kitchen (2.97 x 3.42m)

Georgian UPVC double-glazed window to rear with made to measure blinds, wood panel ceiling with electric striplight fitting, ceramic tiled décor to two walls, remaining walls papered, ceramic tiled flooring, full range of white fitted kitchen units comprising ample wall-mounted units, base units, single sink and drainer unit with central mixer taps, plumbing for washing machine, ample space for additional appliances, opening through to kitchenette area and further UPVC double-glazed door to rear allowing access to lobby.



Kitchenette Area (1.96 x 2.86m)

Wood panel décor and ceiling, wall-mounted electric service meters, gas service meters, electric power points, gas cooker power point, cushion floor covering, access to understairs storage, further UPVC double-glazed door through to summer lounge.

Lobby

Plastered emulsion décor and ceiling, non-slip flooring, UPVC double-glazed door to side allowing access to gardens, white panel door to side allowing access to bathroom/WC.

Bathroom

Patterned glaze UPVC double-glazed window to rear with made to



measure blinds, quality ceramic tiled décor to bath and wash hand basin area, remaining walls plastered emulsion, plastered emulsion ceiling, non-slip flooring, radiator, Xpelair fan, wall-mounted gas boiler supplying domestic hot water and gas central heating, white modern suite comprising low-level WC, wash hand basin and panelled bath with central mixer taps and shower attachment, ideal for disabled person.

First Floor Elevation

Landing

Papered décor, patterned artex ceiling, generous access to loft, fitted carpet, light oak panel doors to bedrooms 1, 2, 3 and family bathroom, further white panel door to built-in storage cupboard fitted with shelving.

Bedroom 1 (2 x 3.27m)

Georgian UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (3.41 x 3.52m)

Georgian UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with coving, fitted carpet, radiator, electric power points, door to walk-in storage cupboard.

Bedroom 3 (4.15 x 2.80m)

Georgian UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with roller blinds, patterned artex and coved ceiling, fitted carpet, radiator, ample electric power points.

Bathroom

Patterned glaze UPVC double-glazed window to rear with made to measure blinds, fully ceramic tiled floor to ceiling, cushion floor covering, white heated towel rail, tongue and groove panel ceiling with coving, white suite comprising low-level WC, wash hand basin set within base vanity unit, panelled bath with electric shower fitted above.

Rear Garden

Laid to paved patio with raised wall garden and decked gardens with pond and access to purpose-built, block-built outbuilding/mancave/storage shed.

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.