

Terraced House - Gelli

£145,000

Property Reference: PP10950



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Entranceway

Entrance via modern UPVC double-glazed door allowing access to impressive open-plan entrance hallway.

Hallway

Patterned glaze UPVC double-glazed window to front, plastered emulsion décor and coved ceiling, original mosaic tiled flooring, electric power points, radiator, staircase to first floor elevation with oak and glazed balustrade, fitted carpet, wall-mounted and boxed in electric service meters, original panel door to understairs storage facility, modern oak panel door to





side allowing access to spacious, impressive open-plan lounge/kitchen/diner.

Lounge/Kitchen/Diner (7.57 x 4.95m not including depth of recesses and fitted kitchen units)

This is a spacious open-plan family room with UPVC double-glazed bay window to front, plastered emulsion décor, one feature wall papered with wall light fittings to remain, plastered emulsion ceiling.

Lounge/Dining Section

Quality wood panel flooring, recess inglenook housing log burner set onto slate hearth with oak mantel.



Kitchen Section

Quality tiled flooring, central heating radiators, two further UPVC double-glazed windows to rear overlooking rear gardens, UPVC double-glazed door to rear allowing access to gardens, full range of modern graphite grey and dove grey tone fitted kitchen comprising ample larder units, feature base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, integrated Neff electric oven, four ring electric hob, insert double stainless steel sink with central mixer taps and plumbing for washing machine, this room is beautifully presented and must be viewed.



First Floor Elevation

Landing

Plastered emulsion décor and ceiling, fitted carpet, light oak panel doors to bedrooms 1, 2, family bathroom.

Bedroom 1 (2.69 x 5.03m not including depth of built-in wardrobes)

Two UPVC double-glazed windows to front, plastered emulsion décor and ceiling, laminate flooring, central heating radiator, ample electric power points, full range of built-in wardrobes to one wall accessed via sliding doors, central mirror fronted, providing ample



hanging and shelving space.

Bedroom 2 (3.05 x 3.86m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, laminate flooring, radiator, ample electric power points, generous access to loft with pulldown ladder.

Bathroom

Generous sized shower room/WC with patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with Xpelair fan, quality tiled flooring, central heating radiator, modern white suite comprising close-coupled WC, oversized wash hand basin with central mixer taps set with light oak base vanity unit with drawer section and matching mirrored section above, splashback ceramic tiled, walk-in shower cubicle with quality tiling and overhead rainforest shower with attachments supplied direct from combi system.

Rear Garden

Laid to patio at two levels, astroturf to one section, concrete paved patio with timber balustrade, raised section ideal for potted plants, outside water tap fitting and electric power socket, access to oversized detached garage with remote controlled roller shutter doors, garage with supplied with electric power and light and offers excellent rear lane access.

Front Garden

Laid to patio with outside courtesy lighting and further leading onto decorative gravel feature with original stone and brick front boundary wall with wrought iron balustrade above and matching gate allowing 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.