

## Terraced House - Treorchy

£144,950

Property Reference: PP12542



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Situated here in the heart of the thriving, award-winning village of Treorchy, we are delighted to offer for sale this beautifully maintained, three double bedroom, double extended, mid-terrace property being offered for sale at this giveaway price in order to achieve a quick sale. It would ideally suit first time buyer to get onto the property ladder. It offers incredible potential with no more than a cosmetic makeover required. It benefits from UPVC double-glazing, gas central heating, beautifully maintained being sold with all fitted carpets, floor coverings, curtain drapes, light fittings, integrate appliances to kitchen and so much more. It affords three double bedrooms, one with en-suite shower room/WC in addition to ground floor bathroom and separate WC, spacious lounge/diner and fitted kitchen with integrated appliances, flat garden to rear with access to purpose-built outbuilding supplied with electric power and excellent rear lane access. This could potentially be converted to garage, subject to planning consent. Cardiff Street offers immediate access into the main village with all its amenities and facilities on hand. It offers easy access to schools at all levels, transport connections, road links and must be viewed to be fully appreciated. This is an opportunity to purchase a property in this thriving village and to create your dream home. It briefly comprises, entrance porch, entrance hall, spacious lounge, fitted kitchen with integrated appliances, inner hallway, bathroom and separate WC, first floor landing, three double bedrooms, master with en-suite shower/WC, flat garden to rear with outbuilding.

Entranceway

Entrance via UPVC double-glazed door







allowing access to entrance porch.

#### Porch

Papered décor and ceiling, wall-mounted electric service meters, fitted carpet, ornate glazed panel door to rear allowing access to hallway.

#### Hallway

Matching décor and ceiling, radiator, fitted carpet, staircase to first floor with matching fitted carpet and telephone point, ornate glazed panel door to side allowing access to lounge/diner.



#### Lounge/Diner (3.63 x 6.25m)

UPVC double-glazed windows to front and rear with drapes to remain as seen, papered ceiling with two pendant ceiling light fittings, papered décor with one contrast wall, two central heating radiators, modern feature Adam-style fireplace with ornamental electric fire to remain as seen, double louvre doors to built-in storage cupboard housing gas service meters, quality fitted carpet, ample electric power points, white panel door to rear allowing access to kitchen.

#### Kitchen (3.45 x 2.35m)

UPVC double-glazed window to side with made to measure roller blinds, plastered emulsion décor and ceiling with three-way spotlight fitting, radiator, cushion floor covering, access to understairs storage, full range of white fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces, white sink and drainer with central mixer taps, plumbing for washing machine, integrated electric oven, four ring gas hob, extractor canopy fitted above, white panel door to rear allowing access to inner hallway.



#### Inner Hallway

Ceramic tiled décor to halfway, papered décor above, emulsion ceiling, cushion floor covering, UPVC double-glazed door to side



allowing access to gardens, white panel doors allowing access to bathroom and separate WC.

## Bathroom

Patterned glaze UPVC double-glazed window to rear with made to measure blinds, ceramic tiled décor to halfway with papered décor above, papered ceiling, cushion floor covering, radiator, white suite comprising panelled bath with central mixer taps and shower attachments, wash hand basin, all fixtures and fittings to remain.

## Separate WC

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor to halfway, papered décor above, papered ceiling, radiator, cushion floor covering, low-level WC.

## First Floor Elevation

### Landing

Matching décor to hallway, textured ceiling, fitted carpet, white panel doors to bedrooms 1, 2, 3.

### Bedroom 1 (4.69 x 3.62m)

Two UPVC double-glazed windows to front, papered décor and ceiling, fitted carpet, radiator, electric power points.

### Bedroom 2 (3 x 2.66m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, radiator, door to built-in storage cupboard with wall-mounted boiler supplying domestic hot water and gas central heating.

### Bedroom 3 (6.83 x 2.85m)

UPVC double-glazed window to side, UPVC double-glazed window to rear, papered décor and ceiling, fitted carpet, radiator, electric power points, patterned glaze panel door to side allowing access to en-suite shower room/WC.

## En-Suite Shower Room/WC

Ceramic tiled décor to halfway, papered décor above, emulsion ceiling, Xpelair fan, cushion floor covering, radiator, white suite comprising wash hand basin with all fixtures and fittings included, low-level WC, walk-in shower cubicle with shower supplied direct from combi system.

## Rear Garden

Laid to decorative gravel, stocked with mature shrubs, plants to remain as seen, access to purpose-built outbuilding with excellent rear lane access.

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## 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

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# 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.