

End Link - Treorchy

£149,950

Property Reference: PP12631



Beautifully presented, completely renovated and modernised is this incredibly spacious, three bedroom, end-link property situated in this prime convenient location in the heart of the village of Treorchy.



Beautifully presented, completely renovated and modernised is this incredibly spacious, three bedroom, end-link property situated in this prime convenient location in the heart of the village of Treorchy. It offers outstanding family-sized accommodation, tastefully decorated and will be sold including all fitted carpets, floor coverings, blinds, light fittings. An outstanding buy for first time buyers or more mature clients looking to be on the flat and at the centre of all amenities. It offers easy access to schools, leisure facilities, excellent transport connections, local traders and high street shops of Treorchy with its coffee shops, bistros. This property must be viewed. It benefits from UPVC double-glazing, gas central heating. It briefly comprises, spacious open-plan lounge, through to modern fitted kitchen/dining room/family room with French doors onto rear garden, utility room, full range of integrated appliances to kitchen, modern shower room/WC, first floor landing, three generous sized bedrooms, family bathroom/WC with rainforest shower over bath, gardens to side and rear.

Entranceway

Entrance via modern UPVC double-glazed door allowing access to spacious open-plan lounge.

Lounge (5.61 x 2.78m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with two pendant ceiling light fittings to remain, quality wood panel flooring, radiator, ample electric power points, further UPVC double-glazed window to side with made to measure blinds, open-plan stairs to first floor elevation with modern fitted carpet, lounge opens through to impressive-sized, spacious fitted kitchen/dining room/family room.





Kitchen/Dining Room/Family Room (4.17 x 5.59m not including depth of recesses)

Kitchen Area

UPVC double-glazed window to rear with roller blinds, overlooking rear gardens with unspoilt views over the surrounding mountains, plastered emulsion décor and ceiling with full range of recess lighting, quality continuation of wood panel flooring, full range of stone in colour fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces, stainless steel sink and drainer with central mixer taps, integrated electric oven, four ring electric hob, fitted within breakfast bar area, spacious opening through to utility room, panel door to understairs storage facility.



Dining Section/Family Room

UPVC double-glazed double French doors to rear with matching panels either side allowing access and overlooking rear gardens with unspoilt views, matching décor and ceiling with recess lighting, ample electric power points, telephone point, radiator, ample space for dining table and chairs and sofa if required.



Utility Room

Generous sized utility room, UPVC double-glazed door to rear allowing access to rear gardens, plastered emulsion décor and ceiling with recess lighting, continuation of wood panel flooring, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, further range of electric power points, plumbing for washing machine, white panel door to side allowing access to shower room/WC.

Shower Room

Excellent size with patterned glaze UPVC double-glazed window to front, plastered emulsion décor and



ceiling with full range of recess lighting, cushion floor covering, Xpelair fan, chrome heated towel rail, all fixtures and fittings to remain as seen, white suite comprising low-level WC, wash hand basin with central mixer taps and splashback, walk-in shower cubicle with overhead rainforest shower with attachments supplied from combi complemented with ceramic tiling.

First Floor Elevation

Landing

UPVC double-glazed window to side with roller blinds, plastered emulsion décor and ceiling with generous access to loft, quality fitted carpets, white panel doors allowing access to bedrooms 1, 2, 3, family bathroom.

Bedroom 1 (2.75 x 2.28m)

UPVC double-glazed window to side with unspoilt views over the surrounding countryside, plastered emulsion décor and ceiling, quality fitted carpet, radiator, electric power points.

Bedroom 2 (3.24 x 3.52m)

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

Bedroom 3 (3.24 x 3.23m not including depth of recesses)

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

Family Bathroom

Generous sized family bathroom with patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with full range of recess lighting, quality cushion floor covering, chrome heated towel rail, Xpelair fan, full range of quality tiled décor to shower area and halfway to one wall, modern white suite comprising shower-shaped panel bath with central mixer taps and overhead rainforest shower with attachments, low-level WC, wash hand basin with central waterfall feature mixer taps housed within high gloss base vanity unit.

Rear Garden

Laid to brick patio with timber boundary fencing with garden storage shed to remain as seen and additional gardens to side laid to grass with side 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.