

Terraced House - Treorchy

£114,950

Property Reference: PP12699



This is a completely renovated and modernised, spacious, three bedroom, mid-terrace property situated in this popular side street offering easy access to all amenities and facilities including schools, healthcare, local shops, transport connections, excellent road links and amazing surroundings for outdoor lovers with all its mountains, countryside, forestry and waterfalls.



This is a completely renovated and modernised, spacious, three bedroom, mid-terrace property situated in this popular side street offering easy access to all amenities and facilities including schools, healthcare, local shops, transport connections, excellent road links and amazing surroundings for outdoor lovers with all its mountains, countryside, forestry and waterfalls. This property would ideally suit first time buyer being listed at this bargain price in order to achieve a quick sale, being chain-free with quick completion available if required. Benefitting from UPVC double-glazing, gas central heating, modern fitted kitchen with range of integrated appliances, modern bathroom with rainforest shower fitted over bath, new fitted carpets and floor coverings throughout and excellent sized flat garden to rear offering enormous potential, ideal for children, with possibility of construction of detached garage or driveway, subject to planning. This property must be viewed, an excellent buy. It briefly comprises, entrance hallway, spacious lounge/diner, modern fitted kitchen with integrated appliances, modern bathroom with full suite including rainforest shower over bath, utility area, first floor landing, three generous sized bedrooms, spacious flat garden to rear with rear lane access.

Entranceway

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

Hallway

Plastered emulsion décor and ceiling, new quality fitted carpet, wall-mounted electric service meters, radiator, staircase to first floor elevation with quality fitted carpet, modern white panel door to side allowing access to lounge/diner.

Lounge/Diner (6.29 x 3.56m)

UPVC





double-glazed windows to front and rear, plastered emulsion décor and ceiling with recess lighting and quality new fitted carpet, two radiators, ample electric power points, gas service meters housed within recess storage, door to side allowing access to understairs storage fitted with shelving, modern white panel door to rear allowing access to kitchen.

Kitchen (2.78 x 2.79m)

UPVC double-glazed window to side, UPVC double-glazed door to side allowing access to rear gardens, plastered emulsion décor and ceiling with range of recess lighting, quality tiled flooring, central heating radiator, full range of modern fitted kitchen units, dove grey in colour comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four ring electric hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for washing machine, ample space for additional appliances as required, modern white panel door to rear allowing access to bathroom/WC.

Bathroom

UPVC double-glazed window to rear, plastered emulsion décor with ceramic tiling to bath area, plastered emulsion ceiling with recess lighting, quality tiled flooring, chrome heated towel rail, Xpelair fan, modern white suite comprising low-level WC, shower-shaped panel bath with rainforest shower with attachments together with above bath shower screen, wash hand basin with central mixer taps, access to side to utility area.

Utility Area

UPVC double-glazed window to rear, plastered emulsion décor and

ceiling, continuation of ceramic tiled flooring, radiator, plumbing for washing machine, wall-mounted gas Baxi boiler supplying domestic hot water and gas central heating.

First Floor Elevation

Landing

Window to rear, plastered emulsion décor and ceiling, quality modern fitted carpet, generous access to loft, modern white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.17 x 2.14m)

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

Bedroom 2 (3 x 3.08m)

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

Bedroom 3 (3.07 x 3.14m)

UPVC double-glazed window to rear overlooking rear gardens and with unspoilt views over the surrounding forestry and mountains, plastered emulsion décor and ceiling, modern fitted carpet, radiator, ample electric power points.

Rear Garden

Excellent sized flat garden offering enormous potential with gravel sections, concrete block-built boundary walls and excellent rear lane access, potential for construction of garage, subject to planning application with local authority, covered storage area, purpose-built pond.

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.