

## Terraced House - Pontygwaith

£124,950

Property Reference: PP12768



This is a renovated and modernised, three bedroom, mid-terrace property situated in this quiet, popular side street location in Pontygwaith offering easy access to schools at all levels, all amenities and facilities close by.





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## Entranceway

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

## Hallway

Plastered emulsion décor and ceiling, quality flooring, radiator, staircase to first floor with new fitted carpet, white panel doors allowing access to lounge and sitting room.

## Sitting Room (3.71 x 2.83m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, quality flooring, two recess alcoves, one with base storage housing gas service meters, ample electric power points, central heating radiator.

## Lounge (3.87 x 3.40m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with dado to centre, plastered emulsion ceiling, quality flooring, radiator, electric power points, one recess alcove, one full range of built-in shelving and storage cabinets to one wall, opening to rear through to kitchen.

## Kitchen (3.67 x 2.65m not including depth of recesses)

UPVC







double-glazed window and door to side allowing access to rear garden, plastered emulsion décor and ceiling with four-way spotlight fitting, quality fitted carpet, radiator, gas cooker power point, opening through to understairs storage, full range of white fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces with co-ordinate splashback ceramic tiling, stainless steel sink and drainer with central mixer taps, plumbing for washing machine, ample space for additional appliances, door to rear allowing access to bathroom/WC.



## Bathroom

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor to halfway with plastered emulsion décor above, plastered emulsion ceiling, quality flooring, radiator, Xpelair fan, white suite comprising panelled bath with central mixer taps and shower attachments, low-level WC, wash hand basin with central mixer taps.

## First Floor Elevation

### Landing

Plastered emulsion décor and ceiling, new fitted carpet, UPVC double-glazed window to rear overlooking rear gardens, white panel doors to bedrooms 1, 2, 3, generous access to loft.



## Bedroom 1 (3 x 1.98m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, new fitted carpet, radiator, electric power points, white panel door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

## Bedroom 2 (2.92 x 3.73m)

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



## Bedroom 3 (2.91)

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x 2.53m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, new fitted carpet, radiator, ample electric power points.

#### Rear Garden

Laid to grass with patio area and covered utility section with excellent rear lane access.

#### Front Garden

Laid to decorative gravel with stone front boundary wall, wrought iron balustrade and matching gate allowing main entrance.

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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.