

Terraced House - Penygraig

£127,000

Property Reference: PP12816



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Situated in this convenient, popular, side street location, we are delighted to offer to the market this very well presented, renovated and modernised, three bedroom, mid-terrace property with gardens to front and rear with spectacular unspoilt views over the surrounding valley and mountains. It offers easy access to schools, to the village with all its local traders, coffee shops, healthcare and great transport connections with immediate access onto A4119 link road for M4 corridor. It is being offered for sale at this bargain price in order to achieve a quick sale. It would ideally suit first time buyer or clients looking to downsize and be close to all facilities. It benefits from UPVC double-glazing, gas central heating, will be sold inclusive of fitted carpets, light fittings and blinds and an early viewing appointment is highly recommended. It briefly comprises, entrance hallway, lounge, fitted kitchen with integrated appliances and dining area, inner hallway, bathroom and separate WC, first floor landing, three bedrooms, storage beneath rear property, excellent sized garden to rear, garden to front.

Entranceway

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

Hallway

Papered décor, panelled ceiling, wall-mounted electric service meters, radiator, fitted carpet, staircase to first floor with matching fitted carpet, white panel door allowing access to lounge and further door to kitchen/diner.

Lounge (3.88 x 2.91m)

UPVC double-glazed window to front with made to measure blinds, papered décor, dado to centre, textured emulsion and coved ceiling, fitted carpet, radiator, feature fireplace with tiled insert and matching hearth,





electric fire to remain as seen, two recess alcoves, one with base storage housing gas service meters, both recesses fitted with display shelving.

Kitchen/Diner (3.63 x 3.31m not including depth of recesses)

UPVC double-glazed window to rear with made to measure blinds offering unspoilt views over the surrounding valley, papered décor and coved ceiling with three-way spotlight fitting, cushion floor covering, radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, full range of white fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces, larder unit housing integrated fridge/freezer, integrated electric oven, four ring gas hob, extractor canopy fitted above, stainless steel sink and drainer with central mixer taps, plumbing for washing machine, ample space for dining table and chairs if required, white panel door to rear allowing access to lobby.



Lobby

Plastered emulsion décor and ceiling, cushion floor covering, UPVC double-glazed door to side allowing access to rear gardens, white panel door to side allowing access to bathroom and separate WC.



Bathroom

Patterned glaze UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor with access to understairs storage, ceramic tiled décor to two walls, chrome heated towel rail, built-in storage cupboards, white suite comprising panelled bath with twin handgrips, shower fitted over bath, wash hand basin with central mixer taps, white panel door to rear allowing access to separate WC.

Separate WC

UPVC



double-glazed window to rear, plastered emulsion décor and ceiling, cushion floor covering, radiator, white suite comprising low-level WC, corner wash hand basin with splashback ceramic tiling and central mixer taps.

First Floor Elevation

Landing

UPVC double-glazed window to rear with made to measure blinds, papered décor, textured emulsion and coved ceiling, fitted carpet, spindled balustrade, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (3.08 x 2m)

UPVC double-glazed window to front with made to measure blinds, papered décor, textured emulsion and coved ceiling with access to loft, fitted carpet, radiator, electric power points.

Bedroom 2 (3.20 x 3.78m)

UPVC double-glazed window to front with made to measure blinds, papered décor and coved ceiling, fitted carpet, radiator, electric power points, original cast iron fireplace.

Bedroom 3 (3.10 x 2.45m)

UPVC double-glazed window to rear offering unspoilt views over the surrounding mountains and valley and rear gardens, plastered emulsion décor and coved ceiling, fitted carpet, radiator, electric power points, telephone point.

Rear Garden

Excellent size garden laid to decorative feature patios, concrete block-built rear boundary walls with rear access.

Front Garden

Laid to patio with front boundary wall, 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.