

Terraced House - Porth

£155,000

Property Reference: PP12808



Situated in this quiet, popular side street location offering immediate access into the village itself, we are delighted to offer to the market this completely renovated and modernised, three bedroom, spacious, end-terrace property with low maintenance terraced garden to rear with side access and off-road parking to rear.



Situated in this quiet, popular side street location offering immediate access into the village itself, we are delighted to offer to the market this completely renovated and modernised, three bedroom, spacious, end-terrace property with low maintenance terraced garden to rear with side access and off-road parking to rear. The property affords UPVC double-glazing, gas central heating, quality modern fitted carpets, new modern fitted kitchen with integrated appliances, modern bathroom with shower over bath. It affords easy access to all amenities and facilities including excellent transport connections, healthcare and schools at all levels. It affords unspoilt views over the surrounding hills and mountains and is being offered for sale with no onward chain and a quick completion is available if required. At this great price an early viewing is highly recommended. If you're looking to buy your property, move in and relax, this could be for you. It briefly comprises, entrance porch, spacious open-plan lounge/diner with feature wood panelling to recess, modern new fitted kitchen with integrated oven, hob and extractor, modern bathroom with shower over bath, first floor landing, three generous sized bedrooms.

Entranceway

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

Porch

Plastered emulsion décor and ceiling with recess lighting, wall-mounted electric service meters, quality fitted carpet, modern etched glaze panel door allowing access to lounge.

Lounge/Diner (4.65 x 6.33m not including depth of recesses)

UPVC double-glazed window to front overlooking the hills and mountains, plastered emulsion décor and ceiling with recess lighting and





quality flooring, two radiators, ample electric power points, open-plan staircase to first floor elevation with quality modern fitted carpet, modern white panel door to built-in storage cupboard, three recess alcoves, one with base storage housing gas service meters, central feature recess with modern panelling, opening to rear through to kitchen.

Kitchen (2.57 x 3.34m)

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

Bathroom

Plastered emulsion décor and ceiling with recess lighting, cushion floor covering, UPVC double-glazed window to rear, modern white suite comprising panelled bath, low-level WC, wash hand basin set into high gloss base vanity unit with central mixer taps, shower fitted over bath and contrast oversized heated towel rail.

First Floor Elevation

Landing

UPVC double-glazed window to rear, plastered emulsion décor and ceiling with full range of recess lighting, quality new fitted carpet, electric power

points, modern white panel doors to bedrooms 1, 2, 3, generous access to loft.

Bedroom 1 (3 x 1.74m)

UPVC double-glazed window to front with views over the valley, plastered emulsion décor and ceiling with recess lighting, quality new fitted carpet, radiator, electric power points.

Bedroom 2 (2.77 x 3.86m)

UPVC double-glazed window to front with views over the valley, plastered emulsion décor and ceiling with recess lighting, quality new fitted carpet, radiator, ample electric power points.

Bedroom 3 (2.77 x 2.40m)

UPVC double-glazed window to rear overlooking rear gardens and mountains, plastered emulsion décor and ceiling with recess lighting, quality new fitted carpet, radiator, electric power points, modern white panel door to built-in storage cupboard housing wall-mounted gas boiler supplying domestic hot water and gas central heating.

Rear Garden

Low maintenance, terraced garden laid to decorative gravel sections, original stone boundary walls, side access and off-road parking for two vehicles.

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.