

End of Terrace - Treorchy

£275,000

Property Reference: PP11199



We are delighted to offer to the market this totally unique, beautifully restored, renovated and modernised to the highest of standards, incredible Victorian double bay-fronted, extended, spacious, six bedroom property situated in this quiet, semi-rural location, surrounded by picturesque scenery over the hills and mountains, ideal for outdoor lovers with its mountains for hiking and cycling, waterfalls for cold water therapy and still offering easy access to all neighbouring villages with all amenities and facilities including great transport connections via rail and bus for the city.



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kitchen/dining room/family room with bi-folding doors to gardens, full range of integrated appliances, fitted utility room, shower room/WC, first floor open landing with staircase to second landing, four generous sized bedrooms, stunning family bathroom/shower/WC with freestanding rolltop bath, second floor landing, two further double bedrooms, family bathroom/shower/WC with freestanding bath, patio gardens, decked patio gardens, grass-laid garden to rear with feature lighting, double detached garage with lane access, forecourt approach, side entrance.

#### Entranceway

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

#### Porch

Original entrance porch with original flooring and original tiling to halfway with plastered emulsion décor above, papered and original coved ceiling, electric power points, beautiful hardwood, colour-stained and leaded timber door to rear allowing access to impressive open-plan entrance hallway.

#### Hallway

Original mosaic tiled flooring, quality wood panel décor to halfway with plastered emulsion décor above, electric power points, staircase to first floor elevation with glazed balustrade and quality modern fitted carpet, in character rolltop Victorian-style radiator and contrast panel door to side allowing access to main lounge.

#### Main Lounge (7.57 x 3.58m not including depth of recesses)

UPVC double-glazed bay window to front with made to measure blinds, plastered emulsion décor and ceiling with two chandelier-style pendant ceiling light fittings, quality wood panel flooring, seating area into bay, one recess

alcove fitted with display shelving, further recess ideal for ornamental display or insertion of fire, two contrast upright slimline radiators, ample electric power points, opening through to impressive open-plan kitchen/dining room/family room.

## Open-Plan Kitchen/Dining Room/Family Room (6.24 x 3.42m not including depth of recesses)

Plastered emulsion décor and unique ceilings with range of recess lighting and drop lighting, feature wood panelling to dining/family section with bi-folding double-glazed doors to rear allowing access to rear gardens, further UPVC double-glazed door to front allowing access to side entrance, quality flooring, rolltop Victorian-style radiator, full range of charcoal fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, wine racks, ample work surfaces, larder units including fridge/freezer, feature pull-out display cabinets with shelving, integrated double electric oven, microwave, five ring gas hob with extractor canopy fitted above, feature central island/breakfast bar with stainless steel insert sink, freestanding central mixer taps and grooved drainer, feature recess fitted with glazed shelving and feature lighting, feature oak sliding door to rear allowing access to an impressive utility room.

## Utility Room

Spacious utility room with UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor and ceiling with range of recess lighting, access to loft with pulldown ladder, tiled flooring, rolltop Victorian-style radiator, further range of matching utility units for ample storage, work surfaces, splashback ceramic tiling, plumbing for washing machine, Belfast sink set into matching unit with oak work surface and freestanding central mixer taps, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, feature solid oak panel sliding door to rear allowing access to shower room/WC.

## Shower Room/WC

Patterned glaze UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling with recess lighting, Xpelair fan, continuation of quality tiled flooring, white suite comprising low-level WC, petite wash hand basin with splashback ceramic tiling, walk-in shower cubicle fully ceramic tiled with shower supplied direct from boiler and range of recess lighting.

## First Floor Elevation

### Landing

Impressive landing which must be viewed with continuation of the feature wall panelling to halfway with plastered emulsion décor above, plastered emulsion ceiling with range of recess lighting, glass balustrade, quality fitted carpet, contrast doors to bedrooms 1, 2, 3, 4 and family bathroom, ample electric power points, further staircase to second landing with matching fitted carpet and glazed balustrade.

### Bedroom 1 (2.85 x 1.64m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with range of recess lighting, quality fitted carpet, electric power points, Victorian-style rolltop radiator.

### Bedroom 2 (3.23 x 5.09m into bay)

UPVC double-glazed bay window to front with made to measure blinds, further UPVC double-glazed window to side with blinds, plastered emulsion décor and ceiling with full range of recess lighting, ample electric power points, rolltop slimline upright radiator.

### Bedroom 3 (3.24 x 2.91m)

UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor and ceiling with range of recess lighting, quality fitted carpet, ample electric power points, recess areas ideal for ornamental display or

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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.