

Terraced House - Treherbert

£164,950

Property Reference: PP12878



This truly is an immaculate, beautifully presented, completely renovated and modernised, tastefully decorated, substantial size three bedroom, extended, bay-front, mid-terrace property situated in this prime, sought after side street, offering immediate access into the village of Treherbert with all its local traders, healthcare, transport connections and schools at all levels.



Terraced House - Treherbert

£164,950

Property Reference: PP12878

This truly is an immaculate, beautifully presented, completely renovated and modernised, tastefully decorated, substantial size three bedroom, extended, bay-front, mid-terrace property situated in this prime, sought after side street, offering immediate access into the village of Treherbert with all its local traders, healthcare, transport connections and schools at all levels. For the outdoor lovers, it is surrounded by beautiful scenery mountains, forestry and five waterfalls close by, ideal for walking and cycling. It offers truly impressive, family-sized accommodation and must be viewed to be fully appreciated. It benefits from UPVC double-glazing, gas central heating, quality fitted kitchen with range of integrated appliances, display lighting, underfloor heating, complete fitted utility room, modern family wetroom/WC with rain sensor skylight window. The first floor landing with three generous sized bedrooms, family bathroom/WC with beautiful display lighting. Spacious bay lounge with feature ceiling lighting and recess with genuine log burner. It will include all quality fitted carpets, floor coverings, display lighting, light fittings, made to measure blinds and so many extras. The garden to front is maintenance-free laid to tiled patio with display lighting to canopy and bay areas and sensor lighting to steps allowing main access. The rear garden again is low maintenance, laid to decked patio and patio with a range of display lighting built into steps, feature seating arrangement and purpose-built gas display firepit, all to remain as seen. This property is truly a one-off and must be viewed. It briefly comprises, entrance hallway with feature lighting to





staircase, main bay-fronted lounge with genuine log burner and feature dropped ceiling with feature lighting, spacious fitted kitchen with range of integrated appliances, underfloor heating and display lighting, fitted utility room, family wetroom with feature lighting and rain sensor double-glazed skylight window, landing, three generous sized bedrooms, family bathroom/WC with vanity wall and feature mood lighting, low maintenance gardens to front and rear, rear with seating area and gas firepit.

Entranceway

Entrance via modern composite double-glazed panel door allowing access to entrance hallway.



Hallway

Spacious entrance hallway with plastered emulsion décor, plastered emulsion ceiling with range of recess lighting, quality flooring, central heating radiator with modern lattice work cover, staircase to first floor elevation with modern fitted carpet and range of feature lighting, modern etched glaze panel door to side allowing access to splendid size lounge/diner.



Lounge/Diner (7.63 x 3.95m into bay)

UPVC sash double-glazed bay window to front with made to measure Venetian blinds, plastered emulsion décor and feature drop ceiling with LED lighting and full range of recess lighting, quality flooring, contrast slimline central heating radiators, ample electric power points, two recess alcoves both fitted with display shelving with feature lighting, one housing gas service meters in base storage cabinet, Inglenook recess fireplace with mantel housing log burner set onto ceramic tiled hearth, modern panel door to side allowing access to understairs storage,



feature barn-style panel door to rear allowing access to spacious kitchen, UPVC double-glazed window to rear through to utility room.

Kitchen (4.25 x 2.51m)

UPVC double-glazed window and door to side allowing access to utility room, plastered emulsion décor and ceiling with full range of recess lighting, porcelain tiled flooring with underfloor heating, full range of modern two-tone ivory and light oak fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, display cabinets, larder units, ample work surfaces with feature splashback, ample electric power points, some with USB connections, full range of modern kickboard feature lighting and downlighting, integrated fridge/freezer, electric oven, four ring gas hob, extractor canopy fitted above, stainless steel sink and drainer unit with central mixer taps, plumbing for dishwasher if required, modern oak panel door to rear allowing access to family wetroom/WC.

Utility Room (3.22 x 1.89m not including depth of recesses)

UPVC double-glazed patio doors to rear with made to measure blinds overlooking and allowing access to rear gardens, plastered emulsion décor and ceiling with full range of recess lighting, quality flooring, contrast slimline radiator, further range of high gloss white finished fitted kitchen units comprising base units, larder unit housing gas combination boiler supplying domestic hot water and gas central heating, ample work surfaces, co-ordinate splashback ceramic tiling, plumbing for washing machine.

Family Wetroom

Generous sized family wetroom with quality tiled décor floor to ceiling, plastered emulsion ceiling with a full range of recess lighting, complete with rain sensor Velux double-glazed skylight window, quality ceramic tiled flooring, chrome heated towel rail, recess shelving with feature display lighting, full modern suite comprising low-level WC, wall-mounted wash hand basin with central mixer taps and vanity mirror above, all fixtures and fittings included, feature oversized walk-in shower area with rainforest shower and attachments supplied with direct from gas boiler.

First Floor Elevation

Landing

Papered décor, plastered emulsion ceiling, electric power points, modern slimline radiator, spindled balustrade and quality oak panel doors to bedrooms 1, 2, 3, generous access to loft.

Bedroom 1 (3.25 x 4.69m)

Two splendid UPVC double-glazed windows to front with made to measure Venetian blinds, plastered emulsion décor with one feature wall papered, laminate flooring, plastered emulsion ceiling with full range of recess lighting, ample electric power points, radiator.

Bedroom 2 (2.92 x 3.01m)

UPVC double-glazed window to rear with made to measure roller blinds, feature concealed storage area with window seating ledge, modern feature panel décor to halfway with plastered emulsion décor above, plastered emulsion ceiling with range of recess lighting, quality fitted carpet, slimline modern contrast upright radiator, dimmer switch for light control, ample electric power points.

Bedroom 3 (2.56 x 2.53m)

Plastered emulsion décor, one feature wall papered, plastered emulsion ceiling with recess lighting and genuine Velux double-glazed skylight window with insert blinds, quality fitted carpet, radiator, ample electric power points, concealed storage, light oak panel door to rear allowing access to family bathroom/WC.

Family Bathroom

Patterned glaze UPVC double-glazed window to rear, quality tiled décor floor to ceiling, plastered emulsion ceiling with Xpelair fan and recess lighting, quality cushion

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.