

Terraced House - Treherbert

£149,995

Property Reference: PP12859



Deceptively spacious, double extended, three bedroom, generous sized family home situated in one of the most sought after residential side streets in the village of Treherbert offering easy access to all amenities and facilities including schools at all levels, transport connections and surrounded by the most beautiful scenery over the hills and mountains for the outdoor lovers.



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Entranceway

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

Porch

Plastered emulsion décor, brick feature wall to one third with glazed window above, ceramic tiled flooring, plastered emulsion ceiling, patterned glaze panel door to rear allowing access to lounge/diner.

Lounge/Diner (4.84 x 6.37m not including depth of recesses)

New sash-effect UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with ornate coving and centrepieces, two chandelier-style pendant ceiling light fittings to remain, central heating radiators, quality laminate flooring, recess alcoves ideal for ornamental display, three recess alcoves, two fitted with shelving, one





housing base storage housing gas service meters, centre recess ideal for insertion of flatscreen television, open-plan staircase to first floor elevation with wrought iron balustrade, ample electric power points, double clear glazed panel doors to rear allowing access to kitchen/diner.

Kitchen/Diner (4.70 x 5.04m)

UPVC double-glazed door and full length window to rear allowing access and overlooking rear gardens, plastered emulsion décor with feature panelled décor, plastered emulsion ceiling with genuine UPVC double-glazed dome skylight allowing ample natural light, ceramic tiled-effect laminate flooring, central heating radiator, plastered emulsion ceiling, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for washing machine, ample space for additional appliances and dining table and chairs if required, panel door to rear allowing access to bathroom/WC.

Bathroom

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor floor to ceiling, wood panel ceiling, ceramic tiled flooring, radiator, all fixtures and fittings to remain, white suite comprising panelled bath with above bath shower screen and Triton electric shower, low-level WC, wash hand basin set within base vanity unit ideal for storage.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, high gloss laminate flooring, white panel doors to bedrooms 1, 2, 3, generous access to loft.

Bedroom 1 (4.83 x 2.98m)

Two sash-effect UPVC double-glazed windows to front, plastered emulsion décor and ceiling, radiator, high gloss laminate flooring, electric power points.

Bedroom 2 (2.98 x 3.28m)

UPVC double-glazed window to rear, papered décor, plastered emulsion ceiling, radiator, high gloss laminate flooring, ample electric power points.

Bedroom 3 (2.38 x 2.56m)

UPVC double-glazed window to rear, plastered emulsion décor and ceiling, high gloss laminate flooring, radiator, ample electric power points, built-in storage cupboard fitted with shelving.

Rear Garden

Laid to patio and further allowing access onto excellent sized flat garden heavily stocked with mature shrubs, plants, evergreens etc, offering great potential to create your dream garden with unspoilt views over the surrounding hills and forestry land.

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.