

Terraced House - Treherbert

£195,000

Property Reference: PP12876



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We are excited to offer to the market this beautifully renovated and modernised, double bay-front, double extended, four bedroom, mid-terrace property with two bathrooms offering the most outstanding modern, open-plan family living, which must be viewed to be fully appreciated. It is situated in this quiet location, close to all amenities including schools, transport connections, the main village with healthcare facilities and excellent road links. It affords flat garden to rear with a trickling stream behind, surrounded by picturesque scenery over Penpych mountains, Rhigos mountains and is ideal for outdoor lovers for cycling and walking. There are some five waterfalls in this area and therefore ideal for cold water therapy. The property itself, carefully and beautifully upgraded, maintaining much of its original character and charm. We understand originally a local shop back in its day but today offering outstanding, sizeable family accommodation. A complete renovation, including complete electric rewire, installation of UPVC double-glazing, gas central heating, modern new fitted kitchen with full range of integrated appliances to include fridge/freezer, microwave, oven, induction hob, extractor hood, dishwasher. Quality new family bathroom/WC with rolltop bath to ground floor and contrast fixtures and fittings. The first floor, in addition to the four excellent sized bedrooms, affords modern shower room with contrast fixtures and fittings. All quality fitted carpets and floor coverings to remain. This property must be viewed to be fully appreciated. It briefly comprises, entrance porch, spacious open-plan lounge/diner, through to new quality fitted kitchen with full





range of integrated appliances, dining area and family room, modern bathroom/WC with rolltop bath, first floor double landing, four generous sized bedrooms, two with bay windows, family shower room/WC, flat gardens to rear. A viewing is essential.

Entranceway

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

Porch

Feature panelling to halfway, plastered emulsion décor above, plastered emulsion ceiling, quality tiled flooring, wall-mounted and boxed in electric service meters, original oak glazed panel door to rear allowing access to lounge/diner.

Lounge/Diner (4.59 x 6.44m not including depth of recesses)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, quality wood panel flooring, standard central heating radiator, modern upright central heating radiator, ample electric power points, gas service meters housed within recess storage, UPVC double-glazed door allowing access to rear gardens and with unspoilt views over the surrounding mountains, open-plan stairs to first floor elevation with spindled balustrade and feature panelling with new quality fitted carpet to stairs, white panel door to understairs storage, feature opening through to impressive open-plan kitchen/dining room/family room.



Open-Plan Kitchen/Dining Room/Family Room (8.75 x 2.97m)

Plastered emulsion décor and ceiling, continuation of quality flooring.



Kitchen Section

Range of recess lighting, UPVC double-glazed window to side with feature oak panelled sill, full range of quality fitted kitchen units comprising ample wall-mounted



units, base units, pan drawers, ample work surfaces with co-ordinate splashback ceramic tiling, new integrated fridge/freezer, microwave oven, electric oven, five ring induction hob, extractor canopy fitted above, integrated dishwasher, contrast single sink and drainer with flexi central mixer taps, ample space for additional appliances as required, plumbing for washing machine, feature slimline wall-mounted radiator, this opens through to dining room/family room.

Dining Room/Family Room

Matching décor and flooring, further slimline upright radiator, electric power points, UPVC double-glazed patio doors to side allowing access to gardens, original quality oak panel door to rear allowing access to beautifully presented bathroom/WC.

Bathroom

Patterned glaze UPVC double-glazed window to rear, quality modern feature panelling to halfway with plastered emulsion décor above, plastered emulsion ceiling with modern ceiling light fitting, ceramic tiled flooring, feature slimline upright radiator, full suite comprising freestanding rolltop Victorian-style bath with contrast central mixer taps and shower attachments, low-level WC, splendid ceramic wash bowl with contrast freestanding central mixer taps set onto an oak vanity display arrangement, Xpelair fan.

First Floor Elevation

Landing

Generous double landing with plastered emulsion décor and ceiling, contrast spindled balustrade, quality new fitted carpet, recess lighting to one section, generous access to loft, electric power points, original solid oak panel doors lockable with keys to bedrooms 1, 2, 3, 4 and family shower room/WC.

Bedroom 1 (2.05 x 3.72m)

UPVC double-glazed bay window to front offering unspoilt views over Penpych and surrounding mountains, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, ample electric power points.

Bedroom 2 (4.58 x 2.72m)

UPVC double-glazed bay window to front offering unspoilt views over Penpych mountains, Rhigos mountains, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, ample electric power points.

Bedroom 3 (3.29 x 2.96m)

UPVC double-glazed window to rear overlooking rear gardens and with unspoilt views over the surrounding mountains, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, ample electric power points.

Family Shower Room

Generous sized family shower room with plastered emulsion décor and ceiling, one feature wall wood panelled, quality ceramic tiled flooring, Xpelair fan, slimline upright wall-mounted radiator, full suite finished in white comprising oversized family shower cubicle with contrast ceramic tiling, contrast rainforest shower with attachments supplied direct from combi boiler, low-level WC, feature wash hand basin with contrast central mixer taps set onto feature antique base cabinet.

Bedroom 4 (2.55 x 2.54m)

UPVC double-glazed window to rear overlooking the surrounding mountains, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, ample electric power points, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Laid to concrete patio, leading onto decked and lawned gardens with timber boundary fencing with unspoilt views surrounding the property of the hills and mountains.

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.