

Terraced House - Treorchy

£87,950

Property Reference: PP12915



Situated in this quiet, semi-rural village of Cwmparc overlooking the beautiful Bwlch-y-Clawdd mountains and offering easy walking distance into the award-winning village of Treorchy with all its local traders, schools at all levels, transport connections, leisure facilities, healthcare.



Situated in this quiet, semi-rural village of Cwmparc overlooking the beautiful Bwlch-y-Clawdd mountains and offering easy walking distance into the award-winning village of Treorchy with all its local traders, schools at all levels, transport connections, leisure facilities, healthcare. This property would ideally suit first time buyer or perhaps couple looking to downsize and love the outdoor space for walking and cycling. The property, built pre-1919, a traditional stone-built cottage, benefitting from UPVC double-glazing, gas central heating and will be sold as seen with vacant possession and no onward chain. It briefly comprises, UPVC double-glazed modern entrance porch, entrance hall, spacious lounge/diner with recess fireplace and genuine log burner, fitted kitchen with integrated appliances to include oven/hob/extractor hood, cloaks/WC, first floor landing, two bedrooms, master with walk-in wardrobes, bathroom/WC with electric shower fitted over bath, garden to rear with detached garage and excellent rear lane access.

Entranceway

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

Porch

PVC entrance porch with windows to side and front, ceramic tiled flooring, UPVC double-glazed door to rear allowing access to entrance hallway.

Hallway

Plastered emulsion décor, textured ceiling, fitted carpet, staircase to first floor elevation with fitted carpet, ornate glaze panel door to side allowing access to lounge/diner.

Lounge/Diner (6.15 x 4.36m)

UPVC double-glazed window to front, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling with two pendant ceiling light fittings, varnished wood





floor covering, two central heating radiators, two wall light fittings, ample electric power points, recess Inglenook with oak mantel housing real flame log burner set onto tiled hearth, ornate glazed panel door to rear allowing access to kitchen and panel doors allowing access to understairs storage and further storage cupboard.

Kitchen (2.44 x 4.47m)

UPVC double-glazed window to rear, UPVC double-glazed door to rear allowing access to rear gardens, plastered emulsion ceiling with range of spotlight fittings, tiled-effect laminate flooring, plastered emulsion décor with some walls papered, ceramic tiling, full range of ivory in colour fitted kitchen units comprising ample wall-mounted units, base units, corner display units, clear glazed display cabinets, double ceramic Belling sink with central mixer taps, integrated electric oven, four ring gas hob, extractor canopy fitted above, ample electric power points, radiator, patterned glaze panel door to rear allowing access to cloaks/WC.



Cloaks/WC

Patterned glaze UPVC double-glazed window to rear, papered décor, plastered emulsion ceiling, Xpelair fan, laminate flooring, chrome heated towel rail, white suite comprising low-level WC, corner wash hand basin with central mixer taps.



First Floor Elevation

Landing

Plastered emulsion décor, fitted carpet, electric power points, textured ceiling with access to loft, white panel doors to bedrooms 1, 2, family bathroom.

Bedroom 1 (2.98 x 3.56m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, textured emulsion ceiling,



fitted carpet, electric power points, door to walk-in wardrobe fitted with hanging and shelving space.

Bedroom 2 (2.44 x 3.10m)

UPVC double-glazed window to rear, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, electric power points.

Family Bathroom

Patterned glaze UPVC double-glazed window to rear, fully ceramic tiled floor to ceiling, papered and coved ceiling with spotlight fittings, chrome heated towel rail, cushion floor covering, white suite comprising panel bath with above bath shower screen and electric shower fitted above, low-level WC, wash hand basin, built-in storage cupboard housing wall-mounted gas boiler supplying domestic hot water and gas central heating.

Rear Garden

Excellent sized garden laid to patio further allowing access to grass-laid and decked gardens and further allowing access to splendid size detached garage with excellent rear access.

Front Garden

Laid to grass with concrete pathway, block-built front boundary wall and mature conifer tree.

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.