

Semi-Detached House - Treorchy

£145,000

Property Reference: PP12951



Beautifully presented spacious bay front, double extended 3 double bedroom Semi detached property with garden to front and gardens to rear with partial built detached garage which will be completed prior to legal completion and ready for you to move in. This property has been Tastefully renovated and modernised maintaining much of the original character and charm offering truly outstanding family accommodation here in this convenient location within an easy stroll into the Award Winning Village of Treorchy with all its amenities and facilities including schools at all levels, transport connections, local shops, nightlife, healthcare and offering excellent walks over the surrounding mountains for the outdoor lovers. The property benefits from upvc dg, gas ch, will be sold as seen with fitted carpets/flooring, light fittings, new wooden blinds, modern fitted kitchen with integrated appliances, 1st floor Victorian style Roll top bathroom wc and shower and many extras. Priced for quick sale, an early viewing appointment is essential. Be sure to call for yours Today!



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Entranceway

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

Hallway

Plastered emulsion décor, one feature wall papered, quality tiled flooring, central heating radiator with lattice work cover, staircase to first floor elevation with carpet tread and spindled balustrade, light oak glazed panel doors to sitting room and lounge.

Sitting Room (3.71 x 3.83m)

Sash-effect UPVC double-glazed bay window to front overlooking front gardens, plastered emulsion décor, papered and original coved ceiling with centrepiece and pendant ceiling light fitting, beautifully





restored wood panelled flooring, Adam-style fireplace with slate hearth and recess Inglenook, two arched recess alcoves, radiator, electric power points.

Lounge (4 x 3.89m)

UPVC double-glazed double French doors to rear allowing access to rear gardens, plastered emulsion décor and coved ceiling with centrepiece and pendant ceiling light fitting, quality oak panel flooring, central heating radiator and lattice work cover, recess Inglenook to main feature wall with electric power points ideal for ornamental display, two recess alcoves both fitted with display cabinets and concealed storage units beneath, clear glazed French door to rear allowing access to kitchen.

Kitchen (5.09 x 2.76m)

UPVC double-glazed window to side, UPVC double-glazed door to side allowing access to rear gardens, plastered emulsion décor and ceiling with recess lighting and coving, quality tiled flooring, radiator, full range of quality fitted kitchen units finished in dove grey comprising ample wall-mounted units, base units, pan drawers, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling and one ceramic tiled feature wall, integrated fridge/freezer, concertina unit, ample space for additional appliances, cooking range set within recess, oversized white Belling double sink with freestanding mixer taps, plumbing for automatic washing machine, access to understairs storage.

First Floor Elevation

Landing

Plastered emulsion décor with one feature wall papered, fitted carpet, spindled balustrade, electric power points, plastered emulsion and coved ceiling with

generous access to loft and pulldown ladder, original oak panel doors to bedrooms 1, 2, 3.

Bedroom 1 (4.44 x 2.86m)

Two sash-effect UPVC double-glazed windows to front, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, restored quality wood panel flooring, radiator, ample electric power points.

Bedroom 2 (3.36 x 2.75m)

Sash-effect UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, radiator, quality fitted carpet, ample electric power points.

Bedroom 3 (2.71 x 3.20m)

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, fitted carpet, radiator, ample electric power points, original oak panel door to en-suite bathroom/WC.

Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor floor to ceiling, tiled flooring, plastered emulsion ceiling with recess lighting, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, chrome heated towel rail, white suite to include Victorian-style rolltop bath with central mixer taps and shower attachments, low-level WC, Victorian wash hand basin, walk-in oversized shower cubicle with overhead rainforest shower and attachments supplied direct from combi system.

Rear Garden

Excellent sized garden with enormous potential, covered area with double up and over garage style doors, this could easily be converted into driveway or alternatively garage with an additional garden area.

Front Garden

Laid to decorative gravel with patio area, original stone front boundary wall with wrought iron balustrade and matching gate allowing main access.

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.