

**Terraced House - Treorchy**

**£109,950**

*Property Reference: PP13052*



Ideal for first time buyers or clients looking to downsize, situated in the heart of the village of Treherbert surrounded by amenities and facilities, we are delighted to offer to the market this two double bedroom, formerly three bedroom, mid-terrace property, exceptionally well-maintained and upgraded, benefitting from UPVC double-glazing and gas central heating.



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## Entranceway

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

## Porch

Plastered emulsion décor, one feature brick wall, patterned artex ceiling, wall-mounted electric service meters, ceramic tiled flooring, feature leaded glaze panel windows through to lounge, ornate glazed panel door to rear allowing access to open-plan lounge/diner.

## Open-Plan Lounge/Diner (4.44 x 6.06m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and papered décor, patterned artex and coved ceiling with two pendant ceiling light fittings,





two radiators, ample electric power points, gas service meters housed within recess storage, laminate flooring, telephone point, open-plan stairs to first floor elevation with carpet tread, feature Adam-style fireplace with raised hearth housing real flame ornamental gas fire, double patterned glaze panel doors to rear allowing access to kitchen/breakfast room.

#### Kitchen/Breakfast Room (3.23 x 4.35m)

UPVC double-glazed window and door to rear allowing access to rear gardens with made to measure blinds and overlooking rear gardens, plastered emulsion décor, patterned artex ceiling with six-way spotlight fitting, genuine PVC dome for natural light, ceramic tiled flooring, central heating radiator, full range of white in colour fitted kitchen with high gloss finish comprising ample wall-mounted units, base units, display cabinets, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four ring gas hob, extractor canopy fitted above, integrated dishwasher, single sink and drainer, white panel door to rear allowing access to bathroom/shower/WC.



#### Bathroom/Shower/WC

Generous size with two patterned glaze UPVC double-glazed windows to rear, plastered emulsion décor and coved ceiling with four-way spotlight fitting, ceramic tiled flooring, central heating radiator, all fixtures and fittings to remain, white suite comprising panelled bath, low-level WC, wash hand basin, walk-in shower cubicle with Triton electric shower, fully ceramic tiled.



#### First Floor Elevation

##### Landing

Patterned artex and emulsion décor, patterned artex ceiling with



generous access to loft, spindled balustrade, radiator, doors allowing access to bedrooms 1 and 2, patterned glaze window to bedroom 1.

Bedroom 1 (3.48 x 3.86m not including depth of built-in wardrobes)

Formerly two bedrooms, easily converted back, two UPVC double-glazed windows to front, plastered emulsion décor, patterned artex ceiling, fitted carpet, radiator, electric power points, telephone point, full range of built-in wardrobes to one wall accessed via mirror-fronted doors providing ample hanging and shelving space.

Bedroom 2 (3.14 x 3.11m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens and garage, plastered emulsion décor and ceiling, laminate flooring, radiator, electric power points, wall-mounted gas boiler supplying domestic hot water and gas central heating.

Rear Gardens

Good size, terraced, heavily stocked with mature shrubs, plants etc, access to purpose-built single detached garage with excellent lane access and additional pedestrian lane access.

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## 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

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# 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.