

**Terraced House - Abercynon**

**£145,000**

*Property Reference: PP13086*



This is a modern, two double bedroom, mid-link property situated in this quiet, popular, small, exclusive development, offering easy access to all amenities and facilities.



This is a modern, two double bedroom, mid-link property situated in this quiet, popular, small, exclusive development, offering easy access to all amenities and facilities. The property would ideally suit first time buyers or perhaps more mature clients looking to downsize and have everything low maintenance and on the flat. It benefits from UPVC double-glazing, gas central heating and will be sold as seen including new fitted carpets, floor coverings and blinds. It affords off-road parking to front together with flat garden to rear with enormous potential to create your outside dream space. For further details, contact the office and book your appointment to view. It briefly comprises, entrance hallway, cloaks/WC, built-in storage cupboard, fitted kitchen with integrated appliances, spacious open-plan lounge/diner, first floor landing, family bathroom/WC, two double bedrooms, one with built-in storage, small forecourt approach and driveway, gardens to rear.

#### Entranceway

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

#### Hallway

Plastered emulsion décor and ceiling, fitted carpet, white panel doors to cloaks/WC, storage cupboard, lounge and opening to side through to kitchen.

#### Kitchen (2.07 x 2.47m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, Xpelair fan, cushion floor covering, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces, single sink and drainer unit with plumbing for washing machine, integrated electric oven, four ring gas hob, extractor canopy fitted above, ample space for additional appliances.





## Cloaks/WC

Patterned glaze UPVC double-glazed window to front, plastered emulsion décor and ceiling, fitted carpet, low-level WC, wash hand basin complemented with splashback ceramic tiling, central heating radiator.

## Lounge (4.62 x 4.06m)

UPVC double-glazed double French doors to rear allowing access to rear gardens, plastered emulsion décor and ceiling, two central heating radiators, fitted carpet, ample electric power points, open-plan stairs to first floor elevation with spindled balustrade and new fitted carpet.

## First Floor Elevation

### Landing

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

### Bedroom 1 (2.48 x 4.05m)

Two UPVC double-glazed windows to rear, plastered emulsion décor and ceiling, new fitted carpet, radiator, electric power points.

### Family Bathroom

Plastered emulsion décor and ceiling with Xpelair fan, cushion floor covering, radiator, white suite comprising panelled bath with twin handgrips, central mixer taps and shower attachment, splashback ceramic tiling, low-level WC, wash hand basin with vanity mirrored cabinet above, electric shaver point.

### Bedroom 2 (2.56 x 4.05m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, new fitted carpet, radiator, electric power points, benefits from white panel door to built-in storage cupboard fitted with shelving.

### Rear Garden

Laid to patio and further onto grass gardens with brick-built rear boundary wall and rear access.

### Front Garden

Small garden area

laid to decorative slate gravel and driveway for off-road parking, outside courtesy lighting.

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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.