

**Commercial (Office) - Treherbert**

**£129,950**

Property Reference: PP7492



This is a substantial four storey property which has been utilised as office premises in recent years. The property offers excellent potential, perhaps for combined residential and commercial usage or potentially multiple residential occupancy, subject to standard planning applications and local authorities. The property benefits from UPVC double-glazing throughout, full gas central heating and will be sold as seen with fitted carpets, light fittings etc. It is situated on the main road through the thriving village of Treherbert, this property is of excellent size in a prime location.



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#### Entranceway

Entrance via solid timber door allowing access to entrance porch.

#### Porch

Plastered emulsion décor and ceiling, carpet tiled flooring, opening to rear through to hallway.

#### Hallway

Matching décor and ceiling, electric striplight fitting, radiator, alarm controls, staircase allowing access to first floor elevation, fire door to rear allowing access to inner hallway.

#### Inner Hallway

Staircase allowing access to lower ground floor, arched Georgian window overlooking surrounding park, further French door to side allowing access to main office area.

#### Main Office Area (7.60 x 4.59m)

UPVC double-glazed frontage including entrance door, plastered emulsion décor and ceiling, range of ceiling light fittings, together with spotlight





fittings, ample electric power points, fitted carpet, central heating radiators, telephone points.

## First Floor Elevation

### Landing Area

Plastered emulsion décor, Georgian arched window to rear with unspoilt views, plastered emulsion décor and ceiling, radiator, further staircase allowing access to second floor, doors allowing access to reception room 1, 2 and further door allowing access to lobby.

### Lobby

Plastered emulsion décor and ceiling, fitted carpet, door allowing access to cloaks/WC, and further door allowing access to kitchen area.

### Kitchen

Timber window to rear, plastered emulsion décor and ceiling, cushion floor covering, radiator, work surfaces with splashback ceramic tiling, single sink and drainer unit, plumbing for dishwasher, wall-mounted gas combination boiler supplying hot water and gas central heating.

### Cloaks/WC

Patterned glaze timber window to rear, plastered emulsion décor and ceiling, laminate flooring, radiator, range of base units, low-level WC, wash hand basin.

### Reception Room 1 (2.78 x 4.07m into bay)

UPVC double-glazed bay window to front with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power points.

### Reception Room 2 (3.22 x 5.05m into bay)

UPVC double-glazed bay window to front with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power points.

## Second Floor Elevation

Accessed via staircase to storage area with further doors allowing access to reception 1, 2 and 3.

### Landing

Central heating radiator,



fitted carpet, plastered emulsion décor.

#### Reception Room 1 (2.32 x 2.78m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power points.

#### Reception Room 2 (3.23 x 3.32m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power points.

#### Reception Room 3 (3.16 x 3.87m)

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

#### Lower Ground Floor

Accessed via staircase to lobby area with door allowing access to main reception area.

#### Main Reception Area (5.13 x 6.94m)

Timber window to rear with wrought iron safeguard, plastered emulsion décor and ceiling, laminate flooring, central heating radiators, ample electric power points, telephone points, door to cloaks/WC, further door to small kitchen, door to rear allowing access to lobby.

#### Small Kitchen

Plastered emulsion décor and ceiling, laminate flooring, single sink and drainer unit with central mixer taps, splashback ceramic tiling, one double wall-mounted unit, ample electric power points.

#### Cloaks/WC

White suite to include low-level WC, wash hand basin, plastered emulsion décor and ceiling, fixtures and fittings to remain.

#### Lobby

Plastered emulsion décor, access to understairs storage, security fire door to rear allowing access to rear gardens.

#### Rear Garden

Decked garden in need of some attention, no rear 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.