

## Terraced House - Llwynypia

£95,000

Property Reference: PP8239



This renovated and modernised modern 2 bedroom mid link property offers an amazing opportunity for First Time Buyers to get onto the Property Ladder. Located in this popular side street with immediate access to rail and bus connections, Ysbyty Cwm Rhondda Hospital, schools at all levels including Rhondda Campus College. It is being offered at this outstanding Bargain price to achieve a quick sale. It benefits from UPVC dg, gas ch and will be sold inclusive of all modern fitted carpets/flooring, blinds, light fittings plus many extras. Briefly Comprising - Entrance hall, lounge, fitted kitchen, modern bathroom wc with shower over bath, landing, 2 generous sized bedrooms, gardens to front and rear. Looking for A Great Bargain! This is for You!

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Situated here in this quiet, convenient, popular side street we offer for sale this two bedroom, mid terraced property. Renovated and modernised and offering excellent accommodation. Priced for quick sale, being sold with all fitted carpets, floor coverings, light fittings and blinds, this would ideally suit a first time buyer and an early viewing is highly recommended. It affords UPVC double glazing, gas central heating, south facing front gardens and garden to rear and rear access. Priced for quick sale comprising entrance hall lounge, fitted kitchen/breakfast room, modern bathroom and WC, first floor landing and two bedrooms.

Entrance via UPVC double glazed door allowing access to entrance hallway

## Hallway

Plaster and emulsion décor, plaster and emulsion ceiling, quality modern new fitted carpet, ample electric power points, central heating radiator, wall mounted electric service meters housed within storage cupboard, staircase allowing access to first floor elevation with matching fitted carpet and ornate glazed door to side allowing access to lounge.

## Lounge (4.2 x 4.11m not included depth of recesses)

UPVC double glazed window to front with made to measure blinds, plaster and emulsion décor with one feature wall papered, plaster and emulsion coved ceiling, quality laminate flooring, ample electric power points, gas service meter housed within storage cupboard, telephone point, radiator, feature modern block Adam style fireplace to remain as seen, access to under stairs storage facility, opening to rear through to kitchen.

## Kitchen (2.7 x 3.45m)

Two UPVC double glazed windows to rear, one with made to measure blinds, plaster and emulsion décor,





plaster and emulsion ceiling, ceramic tiled flooring, composite double glazed door to rear allowing access to rear gardens, radiator, full range of light grey fitted kitchen units comprising ample wall mounted units, base units, work surfaces with coordinate splash back ceramic tiling and ample electric power points, stainless steel sink and drainer with central mixer tap, plumbing for automatic washing machine, space for free standing gas cooker as required, ample space for additional appliances including dining table and chairs if required, white panel door to side allowing access to bathroom and WC.



### Bathroom WC

Modern bathroom with pattern glazed UPVC double glazed window to rear, fully ceramic tiled floor to ceiling, plaster and emulsion ceiling with coving and modern ceiling light fitting, ceramic tiled flooring, chrome heated towel rail/radiator, modern white suite to include panelled bath with central waterfall feature mixer taps and shower attachment, low level WC, petite wash hand basin with central waterfall feature mixer taps set with base vanity unit.



### First floor elevation

#### Landing

Plaster and emulsion décor, quality modern fitted carpet, plaster and emulsion ceiling with generous access to loft, white panel doors to bedroom one and two.

### Bedroom one (2.89 x 4.55m not including depth of recesses)

Two UPVC double glazed windows to front with made to measure blinds, plaster and emulsion décor, plaster and emulsion ceiling, laminate flooring, central heating radiator, ample electric power points, door to built in storage cupboard.



### Bedroom two (2.3

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x 3.05m)

UPVC double glazed window to rear overlooking rear gardens, plaster and emulsion décor with matching ceiling, laminate flooring, central heating radiator, ample electric power points.

Garden to rear

With purpose built outbuilding, access to gravel feature and artificial laid lawned gardens with steps allowing access to additional terrace offering excellent potential rear access.

Garden to front

Laid to slate, gravel with external courtesy lighting and brick front boundary wall, wrought iron gate allowing main access.

EPC Rating

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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.