

## Terraced House - Blaenllechau

£115,000

Property Reference: PP9802



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Looking for that Unique traditional stone cottage situated in a semi rural location with outstanding picturesque views and surrounded by farmland and mountains? This could be for you! Here we offer for sale this immaculate 2 bedroom mid terraced cottage situated here in Sunny Blean as it's known. A small village with semi rural aspects but within easy access to the main village of Ferndale across the valley. This property benefits from upvc dg, new plumbing and gas ch, total renovation and restoration throughout enhancing some of the original Welsh stone features, new quality fitted kitchen with integrated appliances, modern bathroom wc to first floor, new fitted carpets and flooring throughout, landscaped country style terraced garden to rear with decked and stone patios. An early viewing appointment is Highly Recommended. Book yours today.





## Entranceway

Entrance via UPVC double-glazed door allowing access to open-plan entrance hallway.

## Hallway

Plastered emulsion décor and ceiling with range of recess lighting, quality flooring, wall-mounted and boxed in service meters, stairs to first floor elevation with modern new fitted carpet, opening to side direct through to open-plan lounge/diner.

## Open-Plan Lounge/Diner (6.30 x 4.23m)

UPVC double-glazed window to front offering unspoilt views over the surrounding valley and mountains, plastered emulsion décor and ceiling with range of recess lighting, quality new fitted carpets, central heating radiators, white panel door to understairs storage, recess Inglenook feature to main facing wall enhanced with tiled hearth and tiled recess but with original Welsh stone feature to the rear, opening to rear through to kitchen/breakfast room.

## Kitchen/Breakfast Room (4.41 x 2.69m)

Two UPVC double-glazed windows to rear, UPVC double-glazed barn-style half and half style door to rear allowing access to rear gardens, plastered emulsion décor and ceiling with further range of recess lighting, together with two dome modern double-glazed panelled windows, this allows plenty of natural light, cushion floor covering, radiator, full range of high gloss white fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, co-ordinate work surfaces, splashback ceramic tiling, new integrated electric oven, four ring gas hob, extractor canopy fitted above, stainless steel sink and drainer with central mixer taps and plumbing for automatic washing machine, wall-mounted new gas combination boiler supplying domestic hot water and gas central heating, ample







space for additional appliances, ample space for breakfast table and chairs if required.

## First Floor Elevation

### Landing

Plastered emulsion décor and ceiling with range of recess lighting, quality modern new fitted carpet, white panel doors to bedrooms 1, 2, family bathroom/WC.

### Bedroom 1 (3.29 x 4.42m not including depth of recesses)

UPVC double-glazed window to front offering unspoilt views with additional genuine double-glazed skylight window and beautiful feature, plastered emulsion décor and ceiling, this bedroom must be viewed to be fully appreciated, features include the ceiling being designed up into the main apex, feature panel of original Welsh stone to one wall, recess ideal for storage perhaps insertion of television etc, two radiators, ample electric power points, quality new modern fitted carpet.

### Bedroom 2 (2.95 x 2.47m)

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

### Family Bathroom/WC

Genuine skylight double-glazed window, porcelain tiled décor floor to ceiling, plastered emulsion ceiling with range of recess lighting, non-slip tiled flooring, chrome heated towel rail, modern new suite to include panelled bath with twin handgrips, above bath shower screen, overhead rainforest shower with attachments supplied direct from combi system, low-level WC, wash hand basin with central mixer taps set within contrast base vanity unit.

### Rear Garden

Excellent terraced, landscaped garden with decked patio areas and with unspoilt

south-facing sun, this garden is ideal for relaxing on a summer's evening.

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.