

# propertyplus

# for sale

## Terraced House - Gilfach Goch

## £150,000

Property Reference: PP10682



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Very well maintained, three bedroom, bay-fronted, mid-terrace property situated in this popular, residential location offering great family-sized accommodation with maintenance-free gardens to front and rear, offering easy access to all service and amenities. EPC D



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Very well maintained, three bedroom, bay-fronted, mid-terrace property situated in this popular, residential location offering great family-sized accommodation with maintenance-free gardens to front and rear, offering easy access to all service and amenities. The property benefits from UPVC double-glazing, gas central heating. It will be sold as seen including fitted carpets, light fittings, made to measure blinds, curtains, fixtures and fittings and many extras. It briefly comprises, entrance hallway, spacious bay-fronted lounge/diner, fitted kitchen/breakfast room, bathroom/WC/shower, first floor landing, three generous sized bedrooms, maintenance-free gardens to front and rear, purpose-built detached garage, up and over doors. EPC D

## Entranceway

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

## Hallway

Papered décor, patterned artex ceiling, wall-mounted electric service meters, fitted carpet, radiator, staircase to first floor with matching fitted carpet, ornate glazed panel door to side allowing access to lounge.

## Lounge (3.90 x 7.40m into bay)

UPVC double-glazed bay window to front with made to measure blinds, plastered emulsion décor, dado to centre, patterned artex and coved ceiling with two ceiling light fittings, two recess alcoves both fitted with wall light fittings, central heating radiators, ample electric power points, fitted carpet, opening to rear through to kitchen, Inglenook recess fireplace with Adam-style feature fireplace and hearth housing ornamental electric fire to remain as seen, a gas connection and flue is available if gas fire or wood burner were to be installed, ornate glazed panel door to rear allowing





access to kitchen/breakfast room.

## Kitchen/Breakfast Room (4.45 x 4.41m)

UPVC double-glazed window to rear with made to measure blinds, UPVC double-glazed door to rear allowing access to rear gardens, plastered emulsion décor, patterned artex ceiling with ceiling light fitting, tiled flooring, central heating radiator, full range of white high gloss finished fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, display cabinets, matching breakfast bar with bar stools, integrated electric oven, five ring gas hob with extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, door to understairs storage facility, white panel door to rear to bathroom/shower/WC.

## Bathroom/Shower/WC

### Shower Area

Plastered emulsion décor, patterned artex ceiling, Xpelair fan, cushion floor covering, walk-in shower cubicle housing Triton electric shower, fully ceramic tiled to shower area, white panel door to rear allowing access to bathroom.

### Bathroom

Patterned glaze UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor, patterned artex ceiling with three-way spotlight fitting, cushion floor covering, radiator, full suite in misty grey comprising panelled bath with twin handgrips, low-level WC, wash hand basin complemented with splashback ceramic tiling, all fixtures and fittings to remain.

### First Floor Elevation

### Landing

### UPVC

double-glazed window to rear with made to measure blinds, papered décor, patterned artex ceiling with generous access to loft, fitted carpet, sapele doors to bedrooms 1, 2, 3, door to built-in storage cupboard.

#### Bedroom 1 (2.34 x 2.11m)

UPVC double-glazed window to front with made to measure blinds, papered décor, patterned artex ceiling, fitted carpet, electric power points.

#### Bedroom 2 (2.78 x 3.30m)

UPVC double-glazed window to front with made to measure blinds, papered décor, patterned artex ceiling, fitted carpet, radiator, electric power points.

#### Bedroom 3 (3.14 x 3.02m)

UPVC double-glazed window to rear with made to measure blinds, papered décor, patterned artex ceiling, laminate flooring, radiator, electric power points.

#### Rear Garden

Maintenance-free garden laid to paved patio with outside water tap fitting, excellent rear lane access, access to purpose-built oversized detached garage supplied with electric power and light with up and over doors.

#### Front Garden

Laid to concrete with original stone front boundary wall with wrought iron balustrade above and matching gate allowing main 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.