

Terraced House - Pontygwaith

£89,950

Property Reference: PP11059



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This is a three bedroom, mid-terrace property situated in this quiet, popular side street location of Pontygwaith offering immediate access to schools. The property would ideally suit first time buyer in order to get onto the property ladder. It benefits from UPVC double-glazing, gas central heating, would benefit from a cosmetic makeover but offers great potential. Garden to rear with outbuilding and excellent rear access. If you're looking for a bargain, then please call to arrange an appointment to view today. It briefly comprises, entrance porch, spacious open-plan lounge/diner, kitchen, lobby, bathroom/WC, first floor landing, three bedrooms, gardens to rear.

Entranceway

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

Porch

Plastered emulsion décor, dado to centre, plastered emulsion ceiling, wall-mounted electric service meters, white panel door to rear allowing access to open-plan lounge/diner.

Lounge/Diner (4.55 x 6.31m)

UPVC double-glazed windows to front and rear, patterned artex and coved ceiling, plastered emulsion décor with dado to centre, two radiators, open-plan stairs to first floor elevation, access to understairs storage, gas service meters housed within recess storage cupboard, electric power points, telephone point, Adam-style fireplace with black insert and matching hearth with gas fire connection, white panel door to rear allowing access to kitchen.

Kitchen (3.51 x 2.66m)

UPVC double-glazed window and door to side allowing access to gardens, ceramic tiled décor to halfway with plastered emulsion décor above, patterned artex ceiling with electric striplight fitting, radiator, gas and electric cooker





power points, range of wall and base units, single sink and drainer unit with mixer taps and plumbing for automatic washing machine, white panel door to rear with access to lobby.

Lobby

Plastered emulsion décor, patterned artex ceiling, white panel door to rear allowing access to bathroom/WC.

Bathroom/WC

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor with sections ceramic tiled, patterned artex ceiling, Xpelair fan, radiator, champagne in colour suite comprising panelled bath, low-level WC, wash hand basin.



First Floor Elevation

Landing

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor, dado to centre, patterned artex and coved ceiling, spindled balustrade, doors allowing access to bedrooms 1, 2, 3.

Bedroom 1 (1.97 x 3.80m)

UPVC double-glazed window to front, plastered emulsion décor, patterned artex ceiling, radiator, electric power points.



Bedroom 2 (2.55 x 3.61m)

UPVC double-glazed window to front, plastered emulsion décor, dado to centre, patterned artex ceiling, radiator, electric power points.

Bedroom 3 (2.85 x 2.59m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor, dado to centre, patterned artex ceiling, electric power points, radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.



Rear Garden

Laid to yard with steps allowing access to gardens offering great potential with concrete block-built outbuilding, concrete block rear built wall and lane access.

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.