

Semi-Detached House - Pentre

£129,950

Property Reference: PP10478



This is a deceptively spacious, originally three bedroom, now two excellent sized double bedrooms, new fitted carpets in bed 1, bed 2, landing, stairs, lounge. double-fronted, semi-detached property situated in this convenient location, offering unspoilt views to the front over the surrounding hills and mountains. It offers immediate access to rail, bus and road connections and with schools at all levels close by. This property, renovated and modernised throughout, offers excellent accommodation and would ideally suit first time buyer, being offered for sale at this very realistic price in order to achieve a quick sale. It benefits from UPVC triple-glazing to front, UPVC double-glazing to rear, full gas central heating, quality modern fitted kitchen with integrated appliances, modern bathroom with separate WC. No Onward Chain.



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Entranceway

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

Porch

Wood panel décor, matching ceiling, quality flooring, wall-mounted and boxed in electric service meters, modern oak panelled door to rear allowing access to open-plan lounge/diner.

Open-Plan Lounge/Diner (4.29 x 6.70m)

Two triple-glazed UPVC windows to front, plastered emulsion décor and ceiling, quality panelled flooring, two central heating radiators, one with lattice work cover to remain as seen if required, ample electric power points, Adam-style feature fireplace with marble insert and matching hearth housing ornamental gas fire, open-plan stairs to first floor elevation with fitted carpet and ranch-style balustrade, modern oak panel door to rear allowing access to





kitchen.

Kitchen (4.61 x 2.58m)

UPVC double-glazed window to rear overlooking rear yard, plastered emulsion décor and ceiling with range of recess lighting, ceramic tiled flooring, high gloss ivory fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, ample work surfaces, larder unit, single sink and drainer unit with central mixer taps, splashback ceramic tiling, ample space for additional appliances, integrated electric oven, five-ring gas hob, integrated dishwasher, wine rack, ample electric power points, UPVC double-glazed door to rear allowing access to rear gardens, white panel door allowing access to bathroom.



Bathroom

Ceramic tiled floor to ceiling, plastered emulsion ceiling with coving and recess lighting, genuine Velux double-glazed skylight window, ceramic tiled flooring, central heating radiator, fixtures and fittings to remain, modern suite in white comprising oversized bath with central mixer taps, shower over bath supplied direct from combi system, matching wash hand basin with central mixer taps, door to rear allowing access to separate WC and utility.



Utility/Cloaks/WC

Patterned glaze UPVC double-glazed window to side, fully ceramic tiled floor to ceiling, plastered emulsion and coved ceiling, ceramic tiled flooring, plumbing for automatic washing machine, ample space for additional appliances if required, door to built-in storage cupboard, low-level WC.

First Floor Elevation

Landing

Light oak modern panelled door to inner landing area with plastered emulsion décor and ceiling, quality fitted carpet,



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ample electric power points, modern oak panel doors to bedrooms 1 and 2.

Bedroom 1 (2.51 x 4.29m)

Triple-glazed UPVC window to front offering unspoilt views, plastered emulsion décor and ceiling, quality fitted carpet, radiator, ample electric power points.

Bedroom 2 (3.28 x 3.56m not including depth of freestanding wardrobes)

Triple-glazed UPVC window to front offering unspoilt views, plastered emulsion décor and ceiling, quality fitted carpet, radiator with lattice work cover, ample electric power points.

Rear Garden

Low maintenance, covered yard area with steps allowing access to terraced garden laid to decking with garden shed to remain as seen.

Front Garden

Maintenance-free laid to patio with original pointed stone front boundary wall with wrought iron balustrade above, porchway allowing access to main entrance.

EPC Rating E

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.