

propertyplus

for sale

Commercial (Office) - Treorchy

£114,950 Sold STC

Property Reference: PP11661



Situated in the centre of the thriving, award-winning village of Treorchy is this part commercial, part residential, stone-built, three storey, double-fronted, mid-terrace property, currently trading as a funeral director's office with two bedroomed apartment above and the potential for one bedroom flat below with gardens and off-road parking.



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Commercial Premises

Entranceway

Entrance via UPVC central double-glazed door with two UPVC double-glazed windows either side offering excellent display space.

First Office Room (3.02 x 4.03m)

Plastered emulsion décor and coved ceiling, laminate flooring, ample electric power points, double UPVC glazed panel doors to rear allowing access to second office room.

Second Office Room (3.40 x 3.41m)

Plastered emulsion décor and coved ceiling, laminate flooring, electric power points, white panel door to rear





allowing access to storage room.

Storage Room (3.03 x 2.25m)

Cushion floor covering, panelled ceiling with electric striplight fitting, panelled décor, electric power points, work surface, white panel door to rear allowing access to cloaks/WC.

Cloaks/WC

Panelled ceiling and décor, cushion floor covering, white suite comprising low-level WC, petite wash hand basin, Xpelair fan.

Access to Self-Contained Flat

Access via UPVC double-glazed door allowing access to through entrance hallway.

Hallway

Plastered emulsion décor and ceiling, electric fuseboard, radiator, staircase to first floor elevation with ranch-style balustrade, access to understairs storage, white panel door to rear allowing access to kitchen.

Kitchen (4.54 x 2.77m)

UPVC double-glazed window to rear overlooking rear gardens and with unspoilt views over the surrounding mountains, plastered emulsion décor and ceiling, laminate flooring, radiator, full range of white high gloss finished fitted kitchen units comprising ample wall-mounted units, base units, drawer sections, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, integrated electric oven, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, Xpelair fan, small breakfast area, ample space for additional appliances.

First Floor Elevation

Landing

Split-level landing with plastered emulsion décor and ceiling, generous access to loft, white panel doors allowing access to lounge, bedrooms 1, 2, shower room/WC, built-in storage.

Lounge (3.36 x 5.26m)

Two UPVC double-glazed windows to front, plastered emulsion décor and coved ceiling, laminate flooring, radiator, electric power points.

Bedroom 1 (3.60 x 3.03m)

UPVC double-glazed window to rear, plastered emulsion décor and coved ceiling, laminate flooring, radiator, electric power points.

Shower Room

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor and ceiling, ceramic tiled flooring, radiator, white suite comprising low-level WC, wash hand basin with central mixer taps and splashback ceramic tiling, walk-in shower cubicle fully ceramic tiled with shower supplied direct from combi boiler.

Bedroom 2 (2.80 x 2.76m)

UPVC double-glazed window to rear, plastered emulsion décor and ceiling, laminate flooring, radiator, electric power points.

Lower Ground Floor**Area 1 (4.02 x 2.25m)**

UPVC double-glazed double French doors to rear allowing access to gardens and driveway, plastered décor and coved ceiling, tiled flooring, UPVC double-glazed window to side, opening through to additional room.

Additional Room (5.85 x 4.55m)

Plastered décor, plasterboard ceiling, space for electric service meters, electric power points, opening which originally went to the stairs to ground floor, access to additional room.

Additional Room 2 (2.77 x 2.80m)

UPVC double-glazed window to side, plastered décor, radiator, electric power points, window opening to rear through to shower room/WC.

Shower Room/WC

UPVC double-glazed window to rear, suite to include low-level WC, wash hand basin, walk-in shower cubicle, central heating radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Offers excellent potential with off-road parking for a number of vehicles with excellent 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.