

End of Terrace - Pontygwaith

£135,000 Sold STC

Property Reference: PP11948



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This is a beautifully presented, completely renovated and modernised, three bedroom, three storey, end-terrace property situated in this quiet, side street location offering unspoilt views to the rear over the surrounding mountains. It offers generous family-sized accommodation, benefitting from UPVC double-glazing, gas central heating, quality new fitted carpets and floor coverings throughout, all new light fittings included, modern fitted kitchen with new integrated appliances, new modern bathroom/WC to lower ground floor in addition to cloaks/WC to first floor, low maintenance rear gardens laid to artificial grass with side access. The property itself offers easy access to all amenities including road links, schools and leisure facilities. It is being sold with vacant possession, no onward chain and would ideally suit first time buyer but has generous family-sized accommodation. An early viewing appointment is highly recommended. It briefly comprises, entrance hallway, spacious modern open-plan lounge/diner, lower ground floor modern fitted kitchen with new integrated appliances, utility area, modern bathroom/WC with shower over bath, first floor landing, three bedrooms, cloaks/WC, garden to rear, side access.

Entranceway

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

Hallway

Plastered emulsion décor and ceiling, quality new fitted carpet, wall-mounted electric service meters, staircase to lower ground floor with spindled balustrade and matching fitted carpet, modern glazed double doors to side allowing access to lounge/diner.

Lounge/Diner (6.30 x 4.89m)

Sash-effect UPVC double-glazed window to front, matching window to rear





overlooking rear gardens, unspoilt views over the surrounding mountains, plastered emulsion décor and ceiling with two modern pendant ceiling light fittings, feature recess lighting to main feature wall, two recess areas fitted with shelving, one with base storage housing gas service meters, ample electric power points, quality fitted carpets, two radiators, open-plan stairs to first floor elevation with matching fitted carpet and further UPVC double-glazed window to rear.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling with generous access to loft, white panel doors to bedrooms 1, 2, 3, cloaks/WC, quality modern fitted carpet.

Bedroom 1 (2.75 x 2.08m)

Sash-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling, new quality fitted carpet, radiator, electric power points.

Bedroom 2 (2.73 x 2.53M)

Sash-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric power points.

Cloaks/WC

Plastered emulsion décor and ceiling, quality flooring, modern white suite comprising low-level WC, wash hand basin with central mixer taps and splashback ceramic tiling set within high gloss base vanity unit.

Bedroom 3 (2.47 x 3.83m)

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric power points.

Lower Ground Floor

Kitchen (4.46 x 3.65m)

UPVC double-glazed window and door to rear overlooking and allowing access to rear gardens, plastered emulsion décor and



ceiling with modern striplight fitting, quality flooring, radiator, ample electric power points, white panel door to understairs storage facility, opening to rear through to utility and boiler area, white panel door allowing access to family bathroom/WC, full range of quality modern high gloss fitted kitchen units comprising ample wall-mounted units, base units, wine racks, drawer packs, ample work surfaces with matching splashback, integrated electric hob, four ring electric hob, all new with extractor canopy fitted above, contrast single sink and drainer with central mixer taps, ample space for additional appliances if required.

Utility Area

With boiler, patterned glaze UPVC double-glazed window to side, plastered emulsion décor and ceiling, cushion floor covering, plumbing for automatic washing machine.

Family Bathroom

Modern PVC panelled décor floor to ceiling, textured emulsion ceiling, Xpelair fan, modern ceiling light fitting, cushion floor covering, radiator, modern new white suite to include oversized shower-shaped panel bath with above bath shower screen, contrast central mixer taps, overhead shower attachment supplied direct from combi system, low-level WC, wash hand basin with central contrast mixer taps housed within high gloss base vanity unit.

Rear Garden

Laid to patio area with outside electric power points, further allowing access to grass-laid gardens with decorative slate features, original stone side boundary wall with locking steel side entrance gate to main street.

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.