

Terraced House - Porth

£81,950

Property Reference: PP8967



This is a double fronted, two double bedroom, mid-terrace property. It benefits from UPVC double-glazing, gas central heating.



This is a double fronted, two double bedroom, mid-terrace property. It benefits from UPVC double-glazing, gas central heating. It has unspoilt, south-facing views over the surrounding countryside. It offers easy access to all amenities and facilities including road links for M4 corridor for Bridgend and Cardiff. It is being offered for sale at this very realistic price in order to achieve a quick sale with no onward chain. It briefly comprises, entrance hall, two reception rooms, lobby, fitted kitchen, first floor landing, inner landing, two double bedrooms, bathroom/WC, gardens to front and rear.

Entranceway

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

Hallway

Papered décor, textured ceiling, staircase to first floor elevation with fitted carpet, wall-mounted electric service meters, doors allowing access to sitting room and lounge.

Sitting Room (4.30 x 2.85m)

UPVC double-glazed window to front with unspoilt views over the surrounding farmland, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, electric power points.

Main Lounge (2.74 x 4.29m not including depth of recesses)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor, textured emulsion ceiling, cushion floor covering, two radiators, ample electric power points, telephone point, two recess alcoves one fitted with shelving, opening to side through to lobby.

Lobby

Plastered emulsion décor, textured emulsion ceiling, access to understairs storage facility, cushion floor covering, radiator, white panel door to rear allowing access to kitchen.

Kitchen (2.03 x 4.22m)

UPVC double-glazed window to side





and rear, further UPVC double-glazed door to side allowing access to rear garden, plastered emulsion décor with one section papered, textured emulsion ceiling with electric striplight fitting, vinyl floor covering, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, central heating radiator, range of base units including drawer pack, single sink and drainer unit.

First Floor Elevation

Landing

Papered décor, textured emulsion ceiling, doors allowing access to bedrooms 1 and 2, further allowing access onto additional landing area.



Bedroom 1 (4.27 x 2.60m)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (4.22 x 3.73m)

UPVC double-glazed window to front with unspoilt views, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, electric power points.



Inner Landing

Plastered emulsion décor, textured ceiling, cushion floor covering, UPVC double-glazed door to rear allowing access to gardens, door to side allowing access to bathroom/WC.

Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor, textured emulsion ceiling, cushion floor covering, radiator, white suite to include wash hand basin, panelled bath with twin handgrips, electric shower fitted over bath, low-level WC, Xpelair fan, all fixtures and fittings to remain.



Rear Garden

Laid to yard, with outside WC, further allowing access to garden with excellent potential with original

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stone rear boundary wall and walkway to additional entrance via landing space.

Front Garden

Laid to stone patio with artificial grass-laid section, decked patio, outside electric power point, original stone front boundary wall.

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.