

propertyplus

for sale

Terraced House - Ferndale

£79,950 Sold STC

Property Reference: PP9842



This is a three bedroom, three storey, mid-terrace property situated in this popular side street location with forecourt approach and good sized gardens to rear with unspoilt views over the surrounding mountains. Being sold with tenant in situ



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This is a three bedroom, three storey, mid-terrace property situated in this popular side street location with forecourt approach and good sized gardens to rear with unspoilt views over the surrounding mountains. The property benefits from UPVC double-glazing and gas central heating and offers excellent family-sized accommodation. It affords first floor elevation three bedrooms plus cloaks/WC, to main ground floor entrance hallway and two good sized reception rooms, lower ground floor open-plan kitchen/diner, bathroom/WC. It briefly comprises, entrance hallway, two reception rooms, lower ground floor open-plan dining room, fitted kitchen with integrated appliances, bathroom/WC, first floor landing, three bedrooms, cloaks/WC. Being sold with tenant in situ

Entranceway

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

Hallway

Plastered emulsion décor and ceiling, central heating radiator, stairs to first floor elevation, white panel doors to lounge and sitting room.

Lounge (3.50 x 2.63m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, radiator, electric power points, gas service meters.

Second Reception Room (3.58 x 3.57m)

UPVC double-glazed window to rear, plastered emulsion décor and ceiling, fitted carpet, radiator, two recess alcoves both fitted with base storage, white panel doors to side allowing access to lobby.

Lobby

UPVC double-glazed window to rear, staircase allowing access to lower ground floor.

First Floor Elevation

Landing

UPVC double-glazed window to rear, plastered emulsion décor and ceiling, generous access to loft, white panel doors to bedrooms 1, 2, 3, cloaks/WC.





Cloaks/WC

Plastered emulsion décor and ceiling, Xpelair fan, low-level WC, wash hand basin.

Bedroom 1 (2.67 x 2.15m)

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

Bedroom 2 (2.38 x 3.98m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, one feature wall papered, fitted carpet, radiator, electric power points.

Bedroom 3 (2.81 x 3m)

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

Lower Ground Floor

Staircase allowing access, leading through to dining room.

Dining Room (4.51 x 4.05m not including depth of recesses)

Plastered emulsion décor and ceiling, cushion floor covering, radiator, two recess alcoves both fitted with display lighting, ample electric power points, opening to rear through to kitchen, door to front to bathroom/WC.

Bathroom

Tiled décor floor to ceiling, plastered emulsion ceiling, Xpelair fan, tiled flooring, chrome heated towel rail, white suite to include panelled bath with twin handgrips, shower attachment, above bath screen panel, low-level WC, wash hand basin.

Kitchen (2.91 x 4.30m)

UPVC double-glazed window and door to rear offering unspoilt views and access to rear garden, plastered emulsion décor and ceiling, cushion floor covering, radiator, full range of high gloss fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, single sink and drainer unit with mixer taps, plumbing for automatic washing machine, integrated



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electric oven, four ring gas hob fitted above.

Rear Garden

Excellent size garden with great potential and unspoilt views over Stanleytown mountains.

Front Garden

Laid to concrete with original stone front boundary wall with wrought iron balustrade above and matching gate allowing main 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.