

Terraced House - Porth

£105,000

Property Reference: PP12376



This is a substantial sized, three bedroom, double extended, mid-terrace property situated in this popular side street location of Ynyshir, Porth, offering easy access to all amenities and facilities.



This is a substantial sized, three bedroom, double extended, mid-terrace property situated in this popular side street location of Ynyshir, Porth, offering easy access to all amenities and facilities. It offers unspoilt picturesque views to the front over the surrounding mountains and would ideally suit first time buyer to get onto the property ladder and create your dream home. It affords UPVC double-glazing, gas central heating and will be sold as seen, requiring no more than a cosmetic makeover. It benefits from front garden and generous sized rear garden offering enormous potential. Being offered for sale at this bargain price, an early viewing is essential. It briefly comprises, through entrance hallway, spacious lounge/diner, fitted kitchen/breakfast room, utility room, cloaks/WC, first floor landing, three generous sized bedrooms, family bathroom/WC, garden to front and rear.

Entranceway

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

Hallway

Papered décor and coved ceiling, boxed in electric service meters, electric power points, fitted carpet to staircase to first floor with spindled balustrade, central heating radiator with lattice work cover, door to side allowing access to lounge, opening to rear through to kitchen/breakfast room.

Lounge (3.96 x 6.23m)

UPVC double-glazed window to front with made to measure blinds, UPVC double-glazed window to rear with made to measure blinds, papered décor, patterned artex and coved ceiling with two pendant ceiling light fittings, fitted carpet, Adam-style fireplace with ornamental electric fire set onto black tiled hearth, three recess alcoves, one with base storage housing





gas service meters, three central heating radiators, feature box storage display area beneath window, electric power points, telephone point.

Kitchen (3.02 x 2.63m)

UPVC double-glazed window to side, plastered emulsion décor, patterned artex ceiling with coving and four-way spotlight fitting, quality flooring, radiator, range of base and wall-mounted cabinets, ample work surfaces, co-ordinate splashback ceramic tiling, freestanding gas cooker, door to understairs storage, archway to rear allowing access to utility.



Utility Room

UPVC double-glazed window to rear, UPVC double-glazed door to side allowing access to rear gardens, ceramic tiled décor to halfway with papered décor above, ceramic tiled flooring, single sink and drainer with central mixer taps, ample electric power points, plumbing for washing machine, sliding white panel door to side allowing access to cloaks/WC.

Cloaks/WC

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor to halfway, papered décor above, plastered emulsion ceiling, cushion floor covering, fixtures and fittings included, low-level WC.



First Floor Elevation

Landing

Papered décor and ceiling, spindled balustrade, fitted carpet, electric power points, white panel doors to bedrooms 1, 2, 3, family bathroom.

Bedroom 1 (2.20 x 2.82m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, patterned artex and coved ceiling with two-way spotlight fitting, fitted carpet, radiator, electric power points.



Bedroom 2 (3.44 x 3.83m)

UPVC double-glazed window to front with made

to measure blinds, plastered emulsion décor with one feature wall papered, patterned artex and coved ceiling, fitted carpet, radiator, electric power points.

Bedroom 3 (3.21 x 2.58m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor, one feature wall papered, fitted carpet, radiator, electric power points.

Family Bathroom

Generous sized family bathroom with patterned glaze UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor, textured emulsion ceiling with ceiling light fitting, cushion floor covering, full suite fitted in white comprising panelled bath with central mixer taps and shower attachment, fully ceramic tiled to bath area, low-level WC, wash hand basin with splashback ceramic tiling, vanity mirror above, door to built-in storage cupboard housing wall-mounted gas boiler supplying domestic hot water and gas central heating.

Rear Garden

Laid to area with decorative gravel and artificial grass with steps allowing access to spacious garden with enormous potential.

Front Garden

Laid to concrete with artificial grass section, block-built front boundary walls with steps allowing access to main entrance.

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.