

Link - Ferndale

£149,950

Property Reference: PP12570



This is a deceptively spacious, mid-link, completely renovated and modernised, extended, three bedroom property situated in this quiet location, offering easy access to all amenities and facilities surrounded by picturesque views of the mountains and for the outdoor lovers, amazing walks and cycle paths around the countryside.



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Entranceway

Entrance via UPVC double-glazed door with matching panels to side allowing access to impressive open-plan entrance hallway.

Hallway

Plastered emulsion décor and feature drop display ceiling with recess lighting, laminate flooring, modern contrast central heating radiator, open-plan stairs to first floor elevation with quality fitted carpet, electric power points, modern glaze oak panel doors allowing access to lounge and kitchen/dining room/family sitting room.

Lounge (4.08 x 3.17m)

UPVC double-glazed window to front





offering unspoilt views over the surrounding valley and overlooking the maintenance-free front gardens, plastered emulsion décor and ceiling, quality laminate flooring, central heating radiator, ample electric power points.

Kitchen/Dining Room/Family Room (6.17 x 2.97m)

Plastered emulsion décor and ceiling with full range of recess lighting and feature drop lighting to breakfast bar, plastered emulsion décor, quality ceramic tiled flooring.

Kitchen Section

UPVC double-glazed window to rear, full range of contrast modern, fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, integrated dishwasher, larder units, ample space for further appliances as required, single sink and drainer unit with central mixer taps, plumbing for washing machine, integrated electric oven, four ring electric hob, extractor canopy fitted above, modern contrast upright central heating radiator, door to rear allowing access to utility room.

Family/Dining Section

Matching décor and flooring, UPVC double-glazed double French doors with insert blinds and further clear glazed panelled window to rear, ample electric power points, breakfast bar area and further contrast modern upright central heating radiator.



Utility Room (4.27 x 2.69m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling with three-way spotlight fitting, slate-effect laminate flooring, ample electric power points, further range of base units, work surfaces, electric power points, ideal hideaway.



First Floor Elevation

Landing

Plastered



emulsion décor and ceiling, generous access to loft, spindled balustrade, quality fitted carpet, white panel doors to bedrooms 1, 2, 3, family bathroom, door to built-in storage cupboard fitted with shelving housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 1 (2.27 x 4.04m)

UPVC double-glazed window to front, textured ceiling, plastered emulsion décor with one feature wall, white panel door to walk-in closet, radiator, fitted carpet, ample electric power points.

Bedroom 2 (4.17 x 3.11m)

UPVC double-glazed window to front, plastered emulsion décor, patterned artex ceiling with coving, laminate flooring, radiator, electric power points.

Bedroom 3 (4.13 x 3.51m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor, patterned artex ceiling, laminate flooring, radiator, ample electric power points.

Family Bathroom

Generous sized family bathroom with patterned glaze UPVC double-glazed window to rear, quality ceramic tiled floor to ceiling, plastered emulsion ceiling, ceramic tiled flooring, chrome heated towel rail, all fixtures and fittings to remain, white bathroom suite comprising shower-shaped panel bath, above bath shower screen, central waterfall feature mixer taps, rainforest shower with attachments above bath, modern wall-mounted wash hand basin with central waterfall feature mixer taps with low-level WC.

Rear Garden

Beautifully presented at two levels, laid to sandstone patio with modern feature panelling, further allowing access to additional gardens offering enormous potential to create your dream garden.

Front Garden

Laid to sandstone patio with rendered front boundary walls and wrought iron 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.