

# propertyplus

# for sale

## Terraced House - Pentre

£139,950

Property Reference: PP12567



Situated in this pleasant, popular side street location in Gelli, we are delighted to offer to the market this beautifully maintained, three bedroom, mid-terrace property which benefits from UPVC double-glazing, gas central heating, will be sold inclusive of all fitted carpets, floor coverings, light fittings, blinds and many extras.



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## Entranceway

Entrance via light oak-effect UPVC double-glazed door allowing access to entrance porch.

## Porch

Ceramic tiling to halfway, plastered emulsion décor above, coved ceiling, ceramic tiled flooring, ornate glazed panel door to rear allowing access to hallway.

## Hallway

Papered décor, textured and coved ceiling, central heating radiator, electric power points, patterned glaze panel window to side through to lounge and sitting room, quality laminate flooring, staircase to first floor elevation with fitted carpet, ornate glazed panel door to rear allowing access to lounge.

## Lounge (3.54 x 3.72m not including depth of recesses)

UPVC double-glazed window to rear with blinds, papered décor with one contrast wall, patterned artex ceiling with pendant ceiling light fitting, wall







light fittings to remain, quality laminate flooring, central heating radiator, ample electric power points, marble feature fireplace with matching insert and hearth and mirror above to remain as seen including ornamental electric fire, two wall light fittings, two recess alcoves both fitted with display glazed base cabinets, ornate glazed panel door to rear allowing access to kitchen, double patterned glaze panel doors to front with matching panels either side to sitting room.

## Sitting Room (3.02 x 3.50m)

UPVC double-glazed window to front with made to measure blinds, papered décor, patterned artex ceiling with pendant ceiling light fitting, continuation of quality laminate flooring, central heating radiator, further electric power points, gas service meters housed within recess storage.



## Kitchen (3.89 x 2.78m)

UPVC double-glazed window to side with made to measure blinds, UPVC double-glazed door to side allowing access to gardens, papered décor, textured ceiling with modern spotlight fitting, door to understairs storage, ceramic tiled flooring, radiator, full range of ivory fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, matching breakfast area, wall-mounted gas boiler supplying domestic hot water and gas central heating, ample space for additional appliances, white panel door to rear allowing access to lobby.



## Lobby

Tiled flooring, one wall porcelain tiled,



remaining walls plastered, plastered ceiling, modern white panel doors to shower room and separate WC.

## Shower Room

UPVC double-glazed window to rear, porcelain tiled décor, modern PVC panelled ceiling with Xpelair fan, range of recess lighting, porcelain tiled flooring, chrome heated towel rail, modern white suite comprising oversized walk-in shower cubicle with overhead rainforest shower with attachments, wash hand basin with central mixer taps housed within high gloss base vanity unit.

## Separate WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion ceiling with recess lighting, porcelain tiled décor, porcelain tiled flooring, radiator, matching low-level WC.

## First Floor Elevation

### Landing

UPVC double-glazed window to rear with made to measure blinds, papered décor, textured and coved ceiling, fitted carpet, spindled balustrade, radiator, white panel doors to bedrooms 1, 2, 3.

### Bedroom 1 (2.71 x 2.27m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, textured ceiling, radiator, electric power points.

### Bedroom 2 (2.78 x 3.65m)

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

### Bedroom 3 (2.82 x 2.89m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens with unspoilt views over the surrounding mountains, papered décor, textured ceiling, laminate flooring, electric power points, range of built-in wardrobes providing ample hanging and shelving space.

## Rear Garden

Laid to paved patio with an additional patio area, outside water tap fitting, concrete block boundary walls and excellent rear lane

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**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**

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# 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.