

Terraced House - Pentre

£82,450

Property Reference: PP12622



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This is a three bedroom, mid-terrace property situated here in this prime location in the heart of the village of Ton Pentre. The property benefits from UPVC double-glazing, gas central heating and is being offered for sale at this bargain price in order to achieve a quick sale with immediate vacant possession and no onward chain. The property would ideally suit first time buyers to get onto the property ladder and create your dream home with nothing more than a cosmetic makeover. It would also ideally suit a more mature client looking to downsize and be on the flat, surrounded by all amenities and facilities. This property must be viewed. First to view, will buy. It briefly comprises, entrance porch, lounge/diner, fitted kitchen, lobby, bathroom/WC, first floor elevation, three bedrooms, flat garden to rear with outbuilding.

Entranceway

Entrance via UPVC double-glazed door to entrance porch.

Porch

Plastered emulsion décor and ceiling, wall-mounted electric service meters, fitted carpet, radiator, stairs to first floor, door to side allowing access to lounge/diner.

Lounge/Diner (6.36 x 3.22m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling with coving, laminate flooring, two radiators, electric power points, one recess alcove with base storage housing gas service meters, door to rear allowing access to kitchen, door to side allowing access to lobby.

Kitchen (2.42 x 2.70m not including depth of recesses)

UPVC double-glazed window and door to rear allowing access to gardens, plastered emulsion ceiling, cushion floor covering, radiator, full range of fitted kitchen units comprising ample wall-mounted units, base units, drawer





packs, ample work surfaces with electric power points, integrated electric oven, four ring electric hob, extractor canopy fitted above, single sink and drainer unit.

Lobby

Plastered emulsion décor and ceiling, vinyl flooring, access to understairs storage, further allowing access to bathroom/WC.

Bathroom

Patterned glaze UPVC double-glazed window to rear, PVC panelled décor, plastered emulsion ceiling, cushion floor covering, radiator, white suite comprising panelled bath with electric shower fitted over bath, low-level WC, wash hand basin.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, access to loft, fitted carpet, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (3.40 x 4.32m)

UPVC double-glazed window to front, plastered emulsion décor with two walls papered, plastered emulsion ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (2.28 x 2.90m)

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

Bedroom 3 (1.70 x 2.17m)

UPVC double-glazed window to rear, plastered emulsion décor with one papered wall, plastered emulsion ceiling, fitted carpet, radiator, electric power points, wall-mounted gas boiler supplying domestic hot water and gas central heating.

Rear Garden

Laid to patio with decorative gravel features and access to outbuilding.



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.