

# propertyplus

# for sale

End of Terrace - Treorchy

£85,000

Property Reference: PP12639



This is a two bedroom, semi-detached, terraced property situated in this sought after residential side street of Treorchy with the award-winning village on your doorstep with all its amenities, facilities, schools at all levels, transport connections.



[www.propertypluswales.co.uk](http://www.propertypluswales.co.uk)

Call Free 0800 043 7300

This is a two bedroom, semi-detached, terraced property situated in this sought after residential side street of Treorchy with the award-winning village on your doorstep with all its amenities, facilities, schools at all levels, transport connections. The property is being sold as an investment property with long term tenant in situ, benefitting from UPVC double-glazing, gas central heating. It briefly comprises, entrance hall, lounge, fitted kitchen, first floor landing, bathroom/WC, two bedrooms, garden to rear, side access.



## Entranceway

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

## Hall

Plastered emulsion décor, patterned artex ceiling, cushion floor covering, staircase to first floor with fitted carpet, wall-mounted electric service meters, white panel door to side allowing access to lounge.



## Lounge (3.50 x 2.99m not including depth of recesses)

UPVC double-glazed window to front, patterned artex and coved ceiling, plastered emulsion décor with one wall papered, radiator, electric power points, quality flooring, Adam-style feature fireplace with insert, matching hearth and ornamental electric fire, white panel door to understairs storage, further matching door to rear allowing access to kitchen.



## Kitchen (2.13 x 3.85m)

UPVC double-glazed window and door to rear allowing access to rear gardens, plastered emulsion décor and ceiling with coving and recess lighting, cushion floor covering, range of wall and base units, single sink and drainer unit, plumbing for washing machine, integrated electric oven, four ring gas hob, extractor canopy fitted above, radiator, ample space for further appliances.

## First Floor Elevation





## Landing

Matching décor to hallway, patterned artex ceiling with access to loft, white panel doors to bedrooms 1, 2, family bathroom.

## Bedroom 1 (2.78 x 3.98m)

Two UPVC double-glazed windows to front, plastered emulsion décor, patterned artex ceiling, fitted carpet, radiator, electric power points.

## Bedroom 2 (1.90 x 3.51m)

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



## Family Bathroom

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

## Rear Garden

Flat enclosed garden with side access.



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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.