

Terraced House - Treorchy

£134,950

Property Reference: PP12670



This is a completely renovated and modernised, extended, two double bedroom, mid-terrace property situated in this popular side street offering immediate access into the thriving market village of Treorchy with all its amenities and facilities including schools, leisure facilities, healthcare, local traders and excellent transport connections.



This is a completely renovated and modernised, extended, two double bedroom, mid-terrace property situated in this popular side street offering immediate access into the thriving market village of Treorchy with all its amenities and facilities including schools, leisure facilities, healthcare, local traders and excellent transport connections. The property would ideally suit first time buyers with UPVC double-glazing, gas central heating with new combination boiler, new modern fitted carpets and floor coverings throughout, spacious open-plan kitchen/diner with freestanding cooker to remain, modern shower room/WC to ground floor and cloaks/WC to first floor. It affords low maintenance gardens to rear with patio and decorative gravel-laid sections and unspoilt south-facing views over the surrounding hills and mountains. At this bargain price, an early viewing is highly recommended. It briefly comprises, entrance hallway, sitting room, open-plan lounge, through to spacious fitted kitchen/dining area, modern shower room/WC, first floor landing, two double bedrooms, one with fitted wardrobes, cloaks/WC, garden to rear, storage area.

Entranceway

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

Hallway

Plastered emulsion décor and ceiling, wall-mounted electric service meters, radiator, quality floor covering, doors allowing access to sitting room and lounge.

Sitting Room (3.42 x 2.93m)

UPVC double-glazed window to front, plastered emulsion décor, textured emulsion ceiling, quality fitted carpet, radiator, electric power points, built-in storage cabinet fitted with shelving and housing gas service meters.

Lounge (4.52 x 3.63m)

Plastered





emulsion décor and ceiling, quality fitted carpet, radiator, ample electric power points, open-plan stairs to first floor elevation with matching fitted carpet, beautiful oak feature fireplace with tiled insert and matching hearth housing fire, double opening to rear through to kitchen/diner.

Kitchen/Diner (4.43 x 2.91m)

UPVC double-glazed door to rear with UPVC double-glazed window with opening skylight, plastered emulsion décor and ceiling with range of recess lighting, quality flooring, PVC panelling to breakfast/dining area, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, freestanding Hotpoint cooker to remain as seen with extractor canopy fitted above, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, single sink and drainer unit, ample space for additional appliances as required, white panel door to rear allowing access to shower room/WC.



Shower Room/WC

Patterned glaze UPVC double-glazed windows to rear and side, quality ceramic tiled décor floor to ceiling, plastered emulsion ceiling with modern ceiling light fitting, continuation of quality flooring, radiator, all fixtures and fittings to remain, modern white suite comprising low-level WC, wash hand basin set within high gloss base vanity unit with central mixer taps, oversized walk-in shower cubicle with shower supplied direct from combi system.



First Floor Elevation

Landing

Plastered emulsion décor, textured ceiling, generous access to



loft, radiator, quality new fitted carpet, UPVC double-glazed window to rear, white panel doors to bedrooms 1, 2, cloaks/WC.

Bedroom 1 (2.47 x 3.99m not including depth of built-in wardrobes)

Two UPVC double-glazed windows to front, plastered emulsion décor, patterned artex ceiling, quality fitted carpet, radiator, ample electric power points, telephone point, range of built-in wardrobes to one wall providing ample hanging and shelving space.

Cloaks/WC

Plastered emulsion décor, textured emulsion ceiling, Xpelair fan, quality flooring, white suite comprising low-level WC, wash hand basin with splashback ceramic tiling, all fixtures and fittings included.

Bedroom 2 (2.78 x 3.67m)

UPVC double-glazed window to rear overlooking rear gardens and with unspoilt views, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric power points, door to built-in storage cupboard fitted with shelving.

Rear Garden

Beautifully presented, laid to decorative gravel with some storage beneath bathroom, rendered boundary walls, rear lane access, small patio area with wrought iron balustrade.

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.