

# propertyplus

# for sale

## Terraced House - Ferndale

## £69,995

Property Reference: PP12754



This is a well maintained, two double bedroom, mid-terrace property situated in the village of Pontygwaith allowing easy access to all amenities and facilities.



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This is a well maintained, two double bedroom, mid-terrace property situated in the village of Pontygwaith allowing easy access to all amenities and facilities. The property would ideally suit first time buyers to get onto the property ladder. It benefits from UPVC double-glazing, gas central heating and will be sold inclusive of fitted carpets, light fittings and made to measure blinds. It affords garden to rear. It briefly comprises, entrance porch, hallway, lounge/diner, fitted kitchen, covered lobby, first floor landing, wetroom/WC, two double bedrooms.

## Entranceway

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

## Porch

Textured décor, dado to centre, plastered emulsion ceiling, fitted carpet, wall-mounted electric service meters, door to rear allowing access to hallway.

## Hallway

Textured décor, patterned artex and coved ceiling, fitted carpet, radiator, double modern panel doors to side allowing access to lounge/diner with further door to side allowing access to lounge/diner, staircase to first floor elevation with fitted carpet.

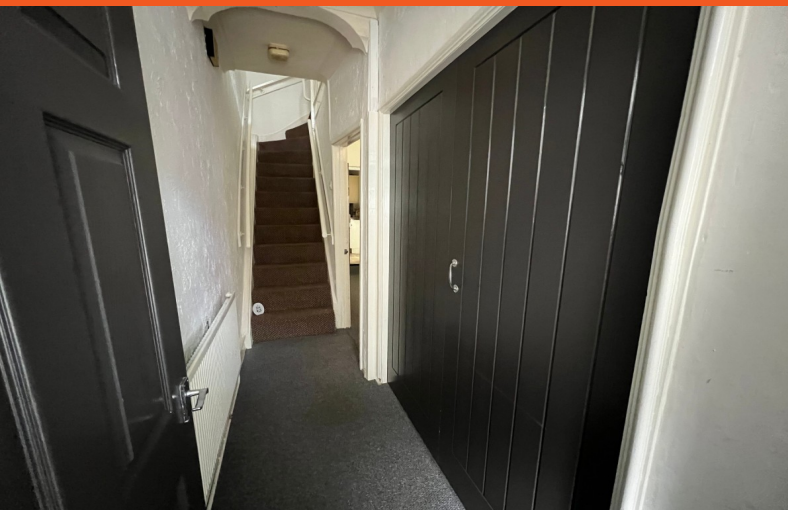
## Lounge/Diner (3.48 x 6.52m)

UPVC double-glazed windows to front and rear with made to measure blinds, textured emulsion décor, coved ceiling with two spotlight fittings, two recess alcoves both fitted with wall light fittings, central heating radiators, fitted carpet, ample electric power points, door to rear allowing access to kitchen.

## Kitchen (3.84 x 2.75m)

UPVC double-glazed window to side with made to measure blinds, UPVC double-glazed door to side allowing access to gardens, patterned artex ceiling, plastered emulsion décor, cushion floor covering, radiator, access to understairs





storage, full range of fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces and co-ordinate splashback ceramic tiling, gas cooker power point, single sink and drainer unit with mixer taps, plumbing for washing machine, covered storage area with PVC cladding and ceramic tiled flooring.

#### First Floor Elevation

##### Landing

Textured emulsion décor, fitted carpet, plastered emulsion ceiling, access to loft, doors allowing access to bedrooms 1 and 2, UPVC double-glazed window to rear, access to wetroom and WC.

##### Bedroom 1 (4.54 x 2.90m)

Two UPVC double-glazed windows to front, textured emulsion décor, patterned artex and coved ceiling, fitted carpet, radiator, electric power points, range of built-in storage cupboards.

##### Wetroom/WC

Ceramic tiling to halfway, complete to one wall, plastered emulsion décor above, plastered emulsion ceiling, Xpelair fan, cushion floor covering, radiator, white suite comprising low-level WC, wash hand basin and walk-in shower cubicle with shower supplied direct from gas boiler, door to built-in storage cupboard housing wall-mounted gas boiler.

##### Bedroom 2 (3.88 x 2.75m)

UPVC double-glazed window to side, papered décor, emulsion ceiling, fitted carpet, radiator, electric power points.

##### Rear Garden

Laid to patio further allowing access to additional gardens laid to patio area and garden shed.



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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.