

Terraced House - Treorchy

£139,950

Property Reference: PP12711



This is a completely renovated and modernised, two double bedroom, traditional stone-built, mid-terrace cottage situated in this popular side street location offering immediate access into the heart of the village which includes transport connections, schools at all levels, healthcare, coffee shops, public houses and so much more.



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This is a completely renovated and modernised, two double bedroom, traditional stone-built, mid-terrace cottage situated in this popular side street location offering immediate access into the heart of the village which includes transport connections, schools at all levels, healthcare, coffee shops, public houses and so much more. This property has benefitted from complete renovation and modernisation to include new walls, floors, ceilings. It benefits from UPVC double-glazing, gas central heating, modern new fitted kitchen with range of integrated appliances, modern bathroom/WC with rainforest shower over bath, new quality fitted carpets and floor coverings, low maintenance rear garden with outbuilding, ideal for storage. The property is being sold chain-free with quick completion available if required. It briefly comprises, entrance porch, spacious open-plan lounge, modern fitted kitchen with integrated appliances and oak work surfaces, matching breakfast bar, utility room, modern bathroom/WC with rainforest shower over bath, first floor landing, two double bedrooms, low maintenance rear garden with outbuilding.

Entranceway

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

Porch

Plastered emulsion décor and ceiling, wall-mounted and boxed in electric service meters, electric power points, quality flooring, light oak panel door to open-plan lounge/diner.

Lounge/Diner (3.80 x 6.01m)

Sash-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling, quality flooring, radiator, ample electric power points, open-plan stairs to first floor elevation with spindled balustrade and fitted carpet, modern light oak





panel door to rear allowing access to kitchen/breakfast room.

Kitchen/Breakfast Room (3.25 x 4.15m)

UPVC double-glazed window to rear through to utility room, plastered emulsion décor and ceiling with range of recess lighting and genuine double-glazed dome skylight window for ample natural light, continuation of quality flooring, central heating radiator, ample electric power points, full range of quality modern fitted kitchen units comprising ample wall-mounted units, base units, drawer pack, ample oak work surfaces with contrast splashback ceramic tiling, matching breakfast bar, integrated electric oven, four ring electric hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, central heating radiator, ample space for dining area, light oak panel door to rear allowing access to utility room.



Utility Room

Spacious utility room with UPVC double-glazed window to rear overlooking rear gardens, UPVC double-glazed door to side allowing access to gardens, plastered emulsion décor and ceiling, continuation of quality flooring, central heating radiator, further range of base units including oak work surfaces, ample electric power points, ample space for additional appliances, oak panel door to side allowing access to family bathroom/WC.



Bathroom/WC

Generous sized family bathroom/WC with patterned glaze UPVC double-glazed window to rear, quality ceramic tiling to halfway with plastered emulsion décor above, complete ceramic tiling to bath and shower area, quality tiled flooring, plastered emulsion ceiling, chrome heated towel rail,



modern white suite comprising panelled bath with central mixer taps, above bath shower screen, overhead rainforest shower with attachments supplied direct from combi system, low-level WC, wash hand basin with central mixer taps housed within high gloss base vanity unit.

First Floor Elevation

Landing

UPVC double-glazed window to rear, plastered emulsion décor and ceiling with generous access to loft, modern fitted carpet, light oak panel doors to bedrooms 1 and 2.

Bedroom 1 (4.04 x 2.43m)

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

Bedroom 2 (3.05 x 3.57m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, quality fitted carpet, radiator, ample electric power points, light oak panel door to built-in storage cupboard housing gas boiler supplying domestic hot water and gas central heating.

Rear Garden

Laid to colour paved patio with concrete block-built walls and access to purpose-built 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.