

Terraced House - Treherbert

£149,950

Property Reference: PP12796



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Entranceway

Entrance via Georgian wood panel and glazed door allowing access to entrance porch.

Porch

Papered décor, original coved ceiling, original tiled flooring, patterned glaze French door to rear allowing access to through hallway.

Hallway

Papered décor, patterned artex ceiling, wall-mounted and boxed in electric service meters, fitted carpet, radiator, original staircase to first floor elevation with matching fitted carpet and original spindled balustrade, access to understairs storage, double clear glazed





French doors to side allowing access to lounge/diner, further matching door to rear allowing access to kitchen/breakfast room.

Lounge/Diner (3.69 x 7.75m into bay)
UPVC double-glazed bay window to front with unspoilt views over the surrounding mountains, UPVC double-glazed double French doors to rear allowing access to rear gardens, patterned artex and original coved ceiling with two pendant ceiling light fittings, papered décor, fitted carpet, radiators, ample electric power points, two recess alcoves with display shelving to remain as seen, Adam-style feature fireplace with marble insert and matching hearth housing ornamental electric fire to remain as seen, gas service meters housed within recess storage, telephone point, television aerial socket.



Kitchen/Breakfast Room (3.40 x 3.31m)
UPVC double-glazed window to side, plastered emulsion décor, textured emulsion and coved ceiling with electric striplight fitting, vinyl floor tiling, full range of light beech fitted kitchen units comprising ample base units, drawer packs, larder unit, ample work surfaces with co-ordinate splashback ceramic tiling, stainless steel sink and drainer with central mixer taps, gas and electric cooker power points, ample space for additional appliances, clear glazed French doors to rear allowing access to inner hallway.



Inner Hallway
Plastered emulsion décor, patterned artex and coved ceiling with electric striplight fitting, vinyl floor tiling, electric power points, wood panel door to side allowing access to bathroom/shower with further door allowing access to cloaks/WC and



opening through to utility room.

Bathroom

Two patterned glaze UPVC double-glazed windows to side, textured emulsion and coved ceiling with electric striplight fitting, plastered emulsion décor, vinyl floor tiling, central heating radiator, fixtures and fittings included, white suite comprising panelled bath with twin handgrips, wash hand basin with central mixer taps, vanity mirror above, vanity light, walk-in shower cubicle with feature lighting and Triton electric shower.

Cloaks/WC

Plastered emulsion décor, patterned artex and coved ceiling, vinyl floor covering, low-level WC finished in white.

Utility Room

Spacious utility room with UPVC double-glazed windows to side and rear, UPVC double-glazed door to side allowing access to gardens, plastered emulsion décor and ceiling, vinyl floor tiling, electric power points, radiator, insert sink and drainer with central mixer taps, plumbing for washing machine.

First Floor Elevation

Double Landing

Papered décor, spindled balustrade, fitted carpet, patterned artex ceiling with genuine skylight window, radiator, pulldown access to loft, door to built-in storage cupboard, door to bedroom 1, 3, 4, 5.

Bedroom 1 (3.32 x 1.86m)

UPVC double-glazed window to front offering unspoilt views, papered décor, textured and coved ceiling with three-way spotlight fitting, fitted carpet, electric power points, door to side allowing access to bedroom 2.

Bedroom 2 (2.94 x 3.36m)

UPVC double-glazed window to front offering unspoilt views, papered décor, textured emulsion and coved ceiling with three-way pendant ceiling light fitting, radiator, fitted carpet, electric power points, television aerial socket, one recess alcove fitted with display shelving.

Bedroom 3 (3.31 x 3.32m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor, textured and coved ceiling with three-way spotlight fitting, fitted carpet, radiator, electric power points, double door to built-in storage cupboard fitted with shelving.

Bedroom 4 (2.44 x 3.26m)

UPVC double-glazed window to side, plastered emulsion décor, textured emulsion and coved ceiling with four-way spotlight fitting, fitted carpet, radiator, ample electric power points, wall-mounted Baxi combination boiler supplying domestic hot water and gas central heating, telephone point.

Bedroom 5 (3.54 x 3.35m)

UPVC double-glazed window to rear overlooking rear gardens, textured emulsion and coved ceiling, plastered emulsion décor, fitted carpet, electric power points, television aerial socket, telephone socket, built-in storage cupboard fitted with shelving.

Loft Space

Fully boarded, insulated, electric power and light with genuine Velux skylight window which could be easily converted into additional bedroom if required.

Rear Garden

Excellent size garden laid to paved patio further allowing access onto grass-laid gardens heavily stocked with mature shrubs,

evergreens etc, ramped pathway allowing access to further country-style garden with timber garden shed to remain as seen, rear stone boundary walls and rear lane access.

Front Garden

Laid to patio with rendered front boundary wall with wrought iron balustrade above and matching gate allowing main entrance, courtesy lighting to remain as seen.

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.