

**Semi-Detached House - Treorchy**

**£215,000**

*Property Reference: PP12710*



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Beautifully presented, completely renovated and modernised, tastefully decorated is this spacious, three bedroom, semi-detached property situated in this sought after location where properties seldom become available. It must be viewed to be fully appreciated, offering generous family-sized accommodation, UPVC double-glazing, gas central heating, beautiful modern fitted kitchen/dining room/sitting room, modern first floor bathroom/WC, quality fitted carpets and floor coverings throughout. It benefits from immaculately presented gardens to front and rear with privacy to the rear, two levels of patio areas, side entrance and so much more. Heol Orchwy is situated within the award-winning village of Treorchy, surrounded by all amenities and facilities. It offers easy access to schools at all levels, healthcare, public transport connections, and amazing walks and cycling paths over the hills and mountains. An early viewing is most highly recommended. This truly is an impressive three bedroom, semi-detached. Be sure to call and arrange your viewing appointment today. It briefly comprises, spacious open-plan entrance hallway, lounge, modern fitted kitchen/dining room/sitting room/family room, inner hallway with walk-in storage cupboard and utility, first floor landing, three generous sized bedrooms with built-in storage, modern family bathroom/WC, gardens to front and rear.

## Entranceway

Entrance via modern composite double-glazed panel door allowing access to open-plan spacious entrance hallway.

## Hallway

Plastered emulsion décor and ceiling, quality flooring, UPVC double-glazed window to side, central heating radiator, quality oak panel doors to sitting room and kitchen,





open-plan stairs to first floor elevation with quality fitted carpet, spindled balustrade, storage beneath stairwell.

#### Sitting Room (4.48 x 3.33m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, two recess alcoves with quality papered décor, modern fitted carpet, central heating radiator, ample electric power points.

#### Kitchen/Diner (6.63 x 3.85m)

UPVC double-glazed window to rear, UPVC double-glazed double French doors to rear allowing access and overlooking rear gardens, plastered emulsion décor and ceiling with full range of recess lighting, one feature papered wall, central heating radiator, ample electric power points, quality flooring, full range of high gloss white fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, feature kickboard lighting, ample work surfaces with matching splashback, single sink and drainer unit with central mixer taps, integrated electric oven, four ring gas hob, extractor canopy fitted above, oak panel door to walk-in pantry ideal for storage, UPVC double-glazed door to side leading to inner hallway.



#### Inner Hallway

Emulsion décor, quality flooring, door to walk-in storage cupboard, further door allowing access to utility.

#### Utility

Plumbing for washing machine and ample space for additional appliances, UPVC double-glazed door to rear further allowing access to gardens.



#### First Floor Elevation

##### Landing

Plastered emulsion décor and ceiling with generous access to loft, spindled balustrade, UPVC double-glazed window to side, electric power



points, oak panel doors to bedrooms 1, 2, built-in storage cupboard, bedroom 3, bathroom.

#### Bedroom 1 (2.07 x 2.90m)

UPVC double-glazed window to front offering unspoilt views over Tylacoch Farm and mountains, plastered emulsion décor and ceiling, quality flooring, radiator, electric power points, built-in storage fitted with shelving.

#### Bedroom 2 (4.49 x 3.39m)

UPVC double-glazed window to front overlooking the beautiful scenery over the mountains and hills, plastered emulsion décor and ceiling, quality fitted carpet, radiator, ample electric power points, two recess alcoves, one fitted with display shelving.

#### Bedroom 3 (3.12 x 4.47m not including substantial depth of recesses)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, quality fitted carpet, radiator, ample electric power points.

#### Family Bathroom

Patterned glaze UPVC double-glazed window to rear, quality ceramic tiled décor to halfway and complete to bath area, remaining walls plastered emulsion, plastered emulsion ceiling, quality flooring, radiator, white suite comprising low-level WC, wash hand basin, panelled bath with electric shower fitted above.

#### Rear Garden

Beautifully presented, laid to paved patio, further onto grass-laid gardens with additional borders heavily stocked with mature shrubs, plants etc, further allowing access to patio-laid gardens, excellent private gardens with mature conifer tree edging, also benefit from outside water tap fitting.

#### Front Garden

Beautifully presented fully stocked with mature shrubs, plants etc with block-built front boundary wall, wrought iron gate allowing access, entrance to main hallway with additional side entrance.

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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.