

# propertyplus

# for sale

End of Terrace - Ferndale

£120,000

Property Reference: PP12817



Renovated and modernised is this beautiful, three bedroom, double-front, end-link property situated in this ideal location with unspoilt views to front and rear.



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# End of Terrace - Ferndale

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Renovated and modernised is this beautiful, three bedroom, double-front, end-link property situated in this ideal location with unspoilt views to front and rear. It affords outstanding mature gardens to both side and rear with well-established fruit trees, evergreens, plants which attract wildlife. It has a purpose-built cabin to rear ideal as workshop, mancave or maybe working from home office. It also benefits from front garden leading to main entrance. This property owned by an outstanding carpenter and craftsman, has created some beautiful pieces within the property, some to include, flooring, handcarved balustrade, ash built wardrobes, so many extras. At this amazing price an early viewing appointment is essential. It affords hardwood double-glazing throughout, gas central heating, unique quality fitted kitchen with full range of integrated appliances including matching breakfast bar and stools, the integrated appliances include oven, hob, extractor canopy, pop-up feature cupboard with integrated microwave, integrated fridge/freezer, washing machine and dishwasher. The bedrooms are of excellent size and offers great family accommodation and ideal with schools on the doorstep. For the outdoor lovers it is surrounded by picturesque scenery over the hills and mountains, ideal for walking, cycling and cold water therapies. It offers easy access to transport connections and road links for neighbouring villages. Book your appointment today to avoid disappointment. It briefly comprises, entrance hall, spacious lounge/diner, inner hallway with barn-style door to rear gardens, quality fitted kitchen with feature ceiling and full range of integrated appliances, together with





breakfast table and chairs, bathroom/WC, first floor landing, three excellent sized bedrooms, two with range of handcrafted built-in wardrobes, gardens to front, side and rear, outbuilding.

#### Entranceway

Entrance via solid hardwood door allowing access to entrance hallway.

#### Hallway

Newly plastered décor and ceiling, quality tiled flooring, new staircase to first floor elevation with carpet tread, modern panelled door to side allowing access to main lounge/diner.



#### Lounge/Diner (5.18 x 3.20m)

Hardwood double-glazed window to front with made to measure blinds offering unspoilt views over Blaenllechau mountains, further matching window to rear with blinds overlooking rear gardens, papered décor with textured ceiling and ceiling light fitting, quality ash panel flooring, two radiators, main feature wall with recess Inglenook ideal for ornamental display, ample electric power points, modern panel door to side allowing access to inner hallway.



#### Hallway

Hardwood double-glazed window to rear overlooking rear gardens, further barn-style half and half door allowing access to rear gardens, newly plastered décor, textured ceiling, ceramic tiled flooring, modern panel door to understairs storage, further door allowing access to kitchen/breakfast room, matching door allowing access to bathroom.

#### Kitchen/Breakfast Room (3.25 x 2.97m)

Hardwood double-glazed window to front with unspoilt views over Blaenllechau mountains with made to measure blinds to remain as seen, modern panelled ceiling with drop feature and recess lighting, ceramic tiled flooring, central heating



radiator, full range of quality unique fitted kitchen units which must be viewed to be fully appreciated, complemented with co-ordinate tiled work surfaces and splashback ceramic tiling, feature insert microwave, five ring gas cooker with modern extractor unit fitted above, integrated fridge and freezer, dishwasher and integrated washing machine, contrast sink and drainer with central mixer taps, matching breakfast bar with three purpose designed stools to remain as seen, ample electric power points, central heating radiator.

## Bathroom

Hardwood double-glazed window to rear, ceramic tiled décor floor to ceiling, ceramic tiled flooring, all fixtures and fittings included, heated towel rail, feature panelled ceiling with drop recess lighting, Xpelair fan, burnt orange colour suite comprising bath with central mixer taps and shower attachments, above bath shower screen, wash hand basin, close-coupled WC.

## First Floor Elevation

### Landing

Hardwood double-glazed window to rear overlooking rear gardens and mountains beyond, newly plastered décor, plastered ceiling, generous access to loft, handcarved balustrade, electric power points, modern panel doors to bedrooms 1, 2, 3.

### Bedroom 1 (2.32 x 2.24m)

Hardwood double-glazed window to rear overlooking gardens and mountains, plastered emulsion décor and ceiling, ash panelled flooring, radiator, electric power points.

### Bedroom 2 (3.04 x 3.15m)

Hardwood double-glazed window to front offering unspoilt views, plastered emulsion décor and ceiling, quality ash panel flooring, radiator, electric power points, full range of quality handcrafted built-in wardrobes providing ample hanging and shelving space with matching plinth, ideal for display.

### Bedroom 3 (5.18 x 3.01m)

Hardwood double-glazed windows to front and rear both with unspoilt views and made to measure roller blinds, plastered emulsion ceiling, quality ash panel flooring, central heating radiator, ample electric power points, further range of ash handcrafted built-in wardrobes providing ample hanging and shelving space.

## Rear Gardens

Absolutely outstanding landscaped gardens with private evergreen hedging, stocked with mature shrubs, plants, evergreens, lawned gardens, plum trees, fruit trees, purpose-built log cabin ideal as mancave or home office.

## Side Garden

Laid to lawn, heavily stocked with rockeries, plants, shrubs, fruit trees etc which allow access to front gardens.

## Front Gardens

Laid to lawn with gravel features, brick-built front boundary wall with wrought iron gate allowing main access.

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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.