

Semi-Detached House - Ferndale

£145,000

Property Reference: PP12836



This is a completely renovated and modernised, three bedroom, bay-front, semi-detached property situated in this quiet cul-de-sac side street position with unspoilt views to front over Llanwonno mountains and offering easy access to all facilities and services including schools, road links, transport connections.



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Entranceway

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

Porch

Plastered emulsion décor and coved ceiling, fitted carpet, modern glazed panel door to rear allowing access to hallway.

Hallway

Plastered emulsion décor and ceiling, wall-mounted electric service meters, new fitted carpet, radiator, staircase to first floor elevation with matching fitted carpet, modern etched glaze panel door to side allowing access to lounge/diner.

Lounge/Diner (3.59 x 7.43m into bay)

UPVC double-glazed bay window to front with unspoilt views over Llanwonno mountains, plastered emulsion décor and ceiling, fitted carpet, recess storage housing gas





service meters, ample electric power points, two radiators, modern etched glaze panel door to rear allowing access to kitchen/breakfast room.

Kitchen/Breakfast Room (4.90 x 2.52m not including depth of recesses)

UPVC double-glazed windows to side and rear, further UPVC double-glazed door to side allowing access to front and rear gardens, plastered emulsion décor and ceiling with range of recess lighting, quality cushion floor covering, contrast slimline upright radiator, full range of dove grey fitted kitchen units comprising ample base units, ample work surfaces with co-ordinate splashback ceramic tiling, integrated new electric oven, four ring new electric hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for washing machine, access to understairs storage, ample space for breakfast table and chairs if required, white modern panel door to rear allowing access to bathroom/WC.

Bathroom

Two patterned glaze UPVC double-glazed windows to rear, plastered emulsion décor and ceiling with recess lighting, continuation of cushion floor covering, contrast oversized heated towel rail, new white suite comprising close-coupled WC, wash hand basin set within high gloss base vanity unit, panelled bath with above bath shower screen, overhead rainforest shower with attachments, splashback ceramic tiling to wash hand basin and complete to bath area, Xpelair fan.

First Floor Elevation

Landing

UPVC double-glazed window to rear, plastered emulsion décor and ceiling, new fitted carpet, radiator, spindled balustrade, modern white

panel doors to bedrooms 1, 2, 3, further door to built-in storage cupboard housing wall-mounted gas boiler supplying domestic hot water and gas central heating.

Bedroom 1 (2.83 x 2.20m)

UPVC double-glazed window to front with unspoilt views of Llanwonno mountain, plastered emulsion décor and ceiling, generous access to loft, new fitted carpet, radiator, electric power points.

Bedroom 2 (3.05 x 3.74m)

UPVC double-glazed window to front with unspoilt views of Llanwonno mountain, plastered emulsion décor and ceiling, new fitted carpet, radiator, ample electric power points.

Bedroom 3 (2.57 x 3.05m)

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

Rear Garden

Terraced garden with original stone boundary walls, gate allowing access to side entrance and front gardens.

Front Garden

Laid to paved patio with stone front boundary wall and wrought iron balustrade with matching gate allowing access, also allowing access to side entrance.

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.