

## Terraced House - Cymmer

£92,000

Property Reference: PP4874



Situated in a quiet side street in the Village of Porth, is this three bedroom mid terraced property. The property benefits from UPVC double glazing and gas central heating, quality fitted kitchen with integrated cooker and hob, laminate flooring and solid wood flooring throughout, good size enclosed garden to rear with lane access. The property offers excellent family sized accommodation and would ideally suit a first time buyer.



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Entrance via UPVC double glazed door allowing access to the entrance Hallway.

#### Hallway

With plaster and emulsion decoration, plaster and emulsion ceiling and wall mounted electric service meters. Laminate flooring, radiator and electric power points, staircase to the first floor elevation and doors allowing access to the Sitting room and the Lounge.

#### Sitting room (3.81m x 2.99)

With UPVC double glazed window to the front, plaster and emulsion decoration with one wall feature wallpapered, matching ceiling, stained and varnished flooring, radiator, two recess alcoves one with base storage housing the gas service meters, ample electric power points.

#### Lounge (3.94m x 3.25m)

With UPVC double glazed window to the rear, plaster and emulsion ceiling, plaster and emulsion decoration with one feature wallpapered, laminate flooring, ample electric power points, radiator, two recess alcoves. Access to under the stair storage facility via a white panelled door, matching door to the rear allowing access to the Kitchen.

#### Kitchen (3.25m x 2.97m)

With UPVC double glazed window and door to the rear allowing access to the rear gardens, plaster and emulsion decoration, matching ceiling, ceramic tiled flooring, radiator. Range of white wall and base units,



ample work surfaces with co-ordinated splash back ceramic tiling. Inter-grated electric coven, four ring halogen hob and extractor canopy fitted above. Single sink and draining unit with mixer taps, plumbing for automatic washing machine. White panelled door to the rear allowing access to the Bathroom.

#### Bathroom

An excellent sized Bathroom, with two patterned glazed UPVC double glazed windows to rear, plaster and emulsion decoration, matching ceiling, ceramic tiled flooring and radiator. White suite to include panelled bath, with above bath shower screen panel, low level WC and wash hand basin.

#### First Floor Elevation

#### Landing

With plaster and emulsion decoration, spindled balustrade, plaster and emulsion ceiling, UPVC double glazed window to the rear, generous access to the loft and white panelled doors to Bedrooms One, Two and Three.

Bedroom One (2.70m not including depth to recess areas of substantial size x 2.13m)

With UPVC double glazed window to the front, plaster and emulsion decoration, matching ceiling, radiator, laminate flooring and electric power points.

Bedroom Two (2.65m x 3.76m)

With UPVC double glazed window to the front, plaster and emulsion decoration, matching ceiling, radiator, laminate flooring and electric power points. Original cast iron fire place.

Bedroom Three (2.50m x 3.17m)

With UPVC double glazed window to the rear, plaster and emulsion decoration with one wallpapered , matching ceiling, radiator, laminate flooring and electric power points. Original cast iron fire place.

#### Garden to rear

Is an enclosed garden, maintenance free laid to

concrete paved patio, with good rear lane 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.