

propertyplus

for sale

Semi-Detached House - Ferndale

£145,000

Property Reference: PP12894



We are excited to offer to the market this unique, quirky, deceptively spacious, three bedroom plus dressing room, semi-detached property of traditional stone build with single integral garage to side.



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We are excited to offer to the market this unique, quirky, deceptively spacious, three bedroom plus dressing room, semi-detached property of traditional stone build with single integral garage to side. The property is located in this convenient location in a semi-rural position between the villages of Blaenllechau and Ferndale. It has concrete tiled roof, benefitting from partial UPVC double-glazing, aluminium double-glazing and full gas central heating. It affords outstanding sized terraced gardens to rear with unspoilt views over the surrounding valley and mountains. The gardens offer incredible potential to create your dream outdoor space with additional gardens heavily stocked with mature shrubs, plants and fruit trees. The garden benefits from a purpose-built workshop, outside WC and access to the rear of the garage. The property itself offers generous family-sized accommodation and an early viewing appointment at this amazing bargain price is essential. It offers easy access to all amenities and facilities, close to schools, transport connections and for the outdoor lovers surrounded by beautiful mountains, cycle paths and perhaps Darran Park with its lake. Be sure to book your viewing appointment today to avoid disappointment. It briefly comprises, entrance porch, spacious open-plan lounge, dining room, opening through to farmhouse-style fitted kitchen/breakfast room, walk-in utility/storage closet, first floor landing, three generous sized bedrooms, dressing room with range of built-in wardrobes with access into bathroom/WC, gardens to rear, integral single garage.

Entranceway

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





Porch

Plastered emulsion décor, dado to centre, patterned artex and coved ceiling, wall-mounted and boxed in electric service meters, telephone point, laminate flooring, white panel door to rear allowing access to spacious lounge.

Lounge (3.95 x 6.70m)

UPVC double-glazed window to front offering unspoilt views over the surrounding mountains, plastered emulsion décor, dado to centre, patterned artex and coved ceiling, quality laminate flooring, ample electric power points, three central heating radiators, three wall light fittings, ornamental Adam-style fireplace to main facing wall with marble insert and matching hearth with ornamental fire to remain as seen, open-plan stairs to first floor elevation with fitted carpet and spindled balustrade, white panel door to rear allowing access to dining room.

Dining Room (3.36 x 3.48m)

Aluminium double-glazed window to rear overlooking rear gardens, textured emulsion décor, patterned artex and coved ceiling, quality laminate flooring, ample electric power points, television aerial socket, central heating radiator, feature archway to side allowing access to kitchen/breakfast room.

Kitchen/Breakfast Room (5.22 x 2.35m angled)

Aluminium double-glazed window to rear overlooking rear gardens, papered décor, patterned artex and coved ceiling, quality laminate flooring, central heating radiator, UPVC double-glazed barn-style half and half door to side allowing access to gardens, full range of fitted kitchen units in light oak comprising ample wall-mounted units, base units, ample work surfaces, leaded display cabinets,

corner display shelving, larder unit housing double electric oven, five ring gas hob, extractor canopy fitted above, contrast single sink and drainer with central mixer taps, plumbing for dishwasher, ample space for additional appliances, ample work surfaces with co-ordinate splashback ceramic tiling, ample electric power points, some with USB connections, white panel door to walk-in utility room/storage closet.

Utility Room/Storage Closet

Plumbing for washing machine, fitted with shelving, cushion floor covering, ample electric power points.

First Floor Elevation

Landing

Aluminium double-glazed window to rear overlooking rear gardens, plastered emulsion décor, dado to centre, spindled balustrade, papered ceiling, generous access to loft, fitted carpet, white panel doors to bedrooms 1, dressing room bedrooms 2, 3, bathroom.

Bedroom 1 (2.70 x 2.20m angled)

Aluminium double-glazed window to rear overlooking rear gardens, papered décor, textured emulsion ceiling, laminate flooring, radiator, ample electric power points.

Dressing Room

Generous size with aluminium double-glazed window to rear overlooking rear gardens, papered décor and coved ceiling, cushion floor covering, door to built-in storage cupboard housing gas boiler supplying domestic hot water and gas central heating, central heating radiator, electric power points, range of built-in wardrobes to one wall with mirrored frontage centre doors providing ample hanging and shelving space, white panel door to side allowing access to bathroom/WC.

Bathroom

Patterned glaze aluminium double-glazed window to rear, fully ceramic tiled floor to ceiling, plastered emulsion ceiling with range of recess lighting and coving, cushion floor covering, full suite comprising oversized corner bath with seating area and overhead shower supplied direct from gas boiler, low-level WC, wash hand basin, fixtures and fittings included, Xpelair fan.

Bedroom 2 (3.02 x 4.01m)

Two UPVC double-glazed windows to front offering unspoilt views over the surrounding valley, plastered emulsion décor and ceiling, telephone point, ample electric power points, quality laminate flooring, radiator.

Bedroom 3 (2.61 x 4.01m)

UPVC double-glazed window to front offering unspoilt views, papered décor, dado to centre, textured emulsion ceiling, fitted carpet, radiator, ample electric power points.

Rear Garden

Terraced garden laid to paved patio with raised borders stocked with shrubs, plants etc, outside WC, raised fishponds and waterfalls to remain as seen, outside water tap fitting, additional raised gardens offering enormous potential and access to purpose-built outbuilding/workshop, access to integral single garage with up and over doors with sensor for light, garden will remain stocked with cherry trees, pear tree and mature shrubs.

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.