

# propertyplus

# for sale

## Terraced House - Ferndale

£119,950

Property Reference: PP12948



This is a renovated and modernised, well maintained, three bedroom, mid-terrace property situated in this popular side street location offering direct access into the village of Ferndale, offering easy access to all amenities and facilities including schools, transport connections, leisure facilities and surrounded by beautiful scenery over the hills and mountains.



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This is a renovated and modernised, well maintained, three bedroom, mid-terrace property situated in this popular side street location offering direct access into the village of Ferndale, offering easy access to all amenities and facilities including schools, transport connections, leisure facilities and surrounded by beautiful scenery over the hills and mountains. It affords UPVC double-glazing, gas central heating and will be sold inclusive of fitted carpets, floor coverings, made to measure blinds, some light fittings, integrated appliances to kitchen and offers a low maintenance rear garden laid to decking with rear lane access and unspoilt views to the front over Llanwonno mountains. It is being offered for sale at this outstanding price and would ideally suit first time buyers to get your feet onto the property ladder. It briefly comprises, entrance hall, spacious lounge/diner, fitted kitchen, bathroom/WC with electric shower over bath, first floor landing, three generous sized bedrooms, low maintenance garden to rear.

## Entranceway

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

## Hallway

Plastered emulsion décor and coved ceiling, wall-mounted electric service meters, electric power points, radiator, laminate flooring, staircase to first floor elevation with modern fitted carpet, glazed panel door to side allowing access to open-plan lounge/diner.

## Open-Plan Lounge/Diner (4.48 x 6.28m)

UPVC double-glazed window to front with blinds to remain as seen, UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, pendant ceiling light





fittings included, central heating radiator, laminate flooring, feature fireplace with marble hearth, one recess alcove fitted with shelving and base storage housing gas service meters, telephone socket, ample electric power points, patterned glaze panel door to rear allowing access to kitchen.

## Kitchen (3.40 x 2.57m)

UPVC double-glazed window and door to side allowing access to rear gardens, plastered emulsion décor and coved ceiling with range of recess lighting, tiled flooring, recess area with display shelving, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, wine racks, ample work surfaces and co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for washing machine, wall-mounted gas boiler, white panel door to rear allowing access to bathroom/WC.

## Bathroom

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor, modern PVC panelling to bath area, PVC panelled and coved ceiling, ceramic tiled flooring, radiator, white suite comprising panelled bath with electric shower fitted over bath, wash hand basin, low-level WC.

## First Floor Elevation

### Landing

UPVC double-glazed window to rear, plastered emulsion décor, textured emulsion and coved ceiling, generous access to loft, spindled balustrade, white panel doors to bedrooms 1, 2, 3.

### Bedroom 1 (2.72 x 2.04m)

UPVC double-glazed window to front, plastered emulsion décor, textured and coved ceiling, fitted carpet, radiator, electric power points.

### Bedroom 2 (2.74 x 3.86m)

UPVC

double-glazed window to front, plastered emulsion décor with two walls feature papered, textured and coved ceiling, fitted carpet, radiator, ample electric power points.

## Bedroom 3 (2.71 x 2.44m)

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

## Rear Garden

Terraced garden laid to decked patio with block-built rear boundary wall and 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.