

## Terraced House - Treorchy

£169,950

Property Reference: PP12983



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Situated in this prime location, just minutes stroll from the main high street of Treorchy, we offer for sale this completely renovated and modernised, beautifully presented, four bedroom, mid-terrace property being offered for sale at this absolute bargain price in order to achieve a quick sale. It is immaculately decorated throughout, it offers exceptional generous size accommodation, benefitting from UPVC double-glazing, gas central heating and will be sold inclusive of all made to measure blinds, quality light fittings, new flooring and carpets throughout, modern fitted kitchen with full range of integrated appliances, modern shower room/WC, low maintenance rear garden with rear access. Be sure to book your viewing today as a delay could mean disappointment. It briefly comprises, spacious entrance porch, open-plan lounge/diner with feature mediawall and insert modern electric fire, modern fitted kitchen with integrated oven/hob/extractor hood and fridge/freezer, fitted utility room, first floor double landing with feature lighting, four generous sized bedrooms, family shower room/WC, landscaped low maintenance garden to rear with rear lane access.

## Entranceway

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

## Porch

Spacious entrance porch with plastered emulsion décor and ceiling with recess lighting, wall-mounted and boxed in electric service meters, electric power points, quality ceramic tiled flooring, central heating radiator, modern glazed panel door to rear allowing access to spacious open-plan lounge/diner.

## Lounge/Diner (6.73 x 4.44m)

Sash UPVC double-glazed windows to front with new timber modern shutter blinds,







plastered emulsion décor and ceiling with two modern ceiling light fittings, UPVC double-glazed double French doors to rear with insert blinds allowing access and overlooking rear garden, quality herringbone flooring, radiator, feature mediawall with insert ready for flatscreen television, insert modern electric fire to remain as seen, base storage cabinet housing gas service meters, open-plan stairs to first floor elevation with quality new fitted carpet, ample electric power points, modern glazed panel door to rear allowing access to splendid kitchen.

Kitchen (4.69 x 2m not including depth of recesses) UPVC double-glazed window to side, plastered emulsion décor and ceiling with full range of recess lighting, continuation of quality herringbone flooring, modern panel door to understairs storage, central heating radiator, full range of high gloss fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, larder unit with integrated fridge/freezer, integrated electric oven, four ring electric hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, splashback ceramic tiling, ample work surfaces, ample electric power points, modern panel door to rear allowing access to utility room, formerly cloaks/WC with plumbing still in situ but currently utilised as utility room.

### Utility Room

Generous sized utility room with plastered emulsion décor and ceiling with recess lighting, UPVC double-glazed window to side, work surfaces with splashback ceramic tiling, plumbing for washing machine, modern panel door to built-in

storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

## First Floor Elevation

### Landing

Plastered emulsion décor and ceiling, generous access to loft, modern fitted carpet, electric power points, feature insert lighting, modern white panel doors to bedrooms 1, 2, 3, family shower room, bedroom 4.

### Bedroom 1 (2.91 x 1.97m)

Sash UPVC double-glazed window to front, plastered emulsion décor and ceiling, quality modern fitted carpet, radiator, ample electric power points.

### Bedroom 2 (2.51 x 4.10m)

Sash UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric power points.

### Bedroom 3 (2.53 x 2.46m)

UPVC double-glazed window to rear with made to measure roller blinds, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric power points.

### Shower Room

Patterned glaze UPVC double-glazed window to side, modern PVC panelled décor, high gloss finished PVC modern panelled ceiling with recess lighting and Xpelair fan, marble-effect panelled flooring, chrome heated towel rail, modern white suite comprising close-coupled WC, wash hand basin with central mixer taps housed within high gloss base vanity unit, touchscreen vanity mirror above to remain as seen, oversized family shower cubicle with overhead rainforest shower and attachments supplied direct from combi system.

### Bedroom 4 (2.3 x 2.38m)

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

### Rear Garden

Low maintenance garden with concrete block-built rear boundary wall and excellent rear lane access, laid to paved patio and artificial grass.

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.