

propertyplus

for sale

Terraced House - Porth

£149,950

Property Reference: PP12996



Renovated and modernised, this double extended, mid-terrace property situated in this quiet cul-de-sac location, ideal for families with young children with all amenities and facilities on your doorstep including Wattstown park with its bowling green, childrens' play areas and tennis courts, easy access to road links for M4 corridor, close to schools at all levels, healthcare facilities and so much more.



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Entranceway

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

Hallway

Plastered emulsion décor and ceiling, wall-mounted electric service meters, new fitted carpet, radiator, modern white panel doors allowing access to lounge and sitting room, further staircase allowing access to first floor elevation with matching fitted carpet.

Sitting Room (3.38 x 2.78m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric





power points, gas service meters housed within recess storage cupboard.

Second Reception Room (3.72 x 3.75m not including depth of recesses)

UPVC double-glazed double French doors to rear allowing access to rear gardens, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric power points, modern white panel door to rear allowing access to kitchen/breakfast room.



Kitchen (3.36 x 2.55m not including depth of recesses)

UPVC double-glazed window to side, plastered emulsion décor and ceiling, wall-mounted gas boiler supplying domestic hot water and gas central heating, radiator, modern white panel door to understairs storage, radiator, modern dove grey fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, new integrated electric oven, four ring electric hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, Xpelair fan, modern white panel door to rear allowing access to utility room/cloaks/WC.



Utility Room/Cloaks/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with recess lighting, continuation of modern floor covering, chrome heated towel rail, Xpelair fan, white suite comprising low-level WC, combination wash hand basin with central mixer taps.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, spindled balustrade, quality new fitted carpet, modern white panel doors to bedrooms 1, 2, 3 and family bathroom, further door to built-in storage



cupboard.

Bedroom 1 (2.85 x 2.11m)

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

Bedroom 2 (2.42 x 3.76m)

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

Bedroom 3 (2.83 x 2.80m)

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

Family Bathroom

Generous size family bathroom with patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with recess lighting and Xpelair fan, cushion floor covering, chrome heated towel rail, modern white suite comprising panelled bath with central waterfall feature mixer taps, splashback ceramic tiling, wash hand basin with central waterfall feature mixer taps, low-level WC, walk-in shower cubicle fully ceramic tiled with overhead rainforest shower and attachments.

Rear Garden

Terraced garden offering enormous potential.

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.