

**Terraced House - Treherbert**

**£145,000**

*Property Reference: PP13007*



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This is a beautifully presented and decorated, renovated and modernised, maintaining much of the original character and style of the traditional, stone-built terraced cottage overlooking the railway station at Treherbert. It has been double extended and therefore offers generous three bedroom family accommodation, benefitting from UPVC double-glazing and gas central heating. It is an outstanding property in a prime secluded location but offering immediate access to all amenities and facilities including transport connections on your doorstep, schools at all levels, leisure facilities, healthcare, local traders and not forgetting the picturesque scenery for walking and cycling over the surrounding hills and mountains. The property will be sold including all fitted carpets, floor coverings, light fittings, made to measure blinds and built-in wardrobes to two bedrooms. It offers an outstanding sized bathroom with full suite including shower over bath, low maintenance gardens to front and rear with front and rear access. Be sure to book your viewing appointment today to avoid disappointment. The property is being sold with no onward chain. It briefly comprises, entrance porch, impressive entrance hallway with opening through to splendid lounge/diner with genuine Inglenook fireplace and log burner, farmhouse-style fitted kitchen with breakfast area, first floor spacious double landing, three bedrooms, family bathroom/WC with shower over bath, flat garden to rear, garden to front.

## Entranceway

Entrance via composite double-glazed panel door allowing access to entrance porch.

## Porch

Modern panel décor to halfway, plastered emulsion décor above, plastered emulsion





ceiling, wall-mounted electric service meters, ceramic tiled flooring, modern etched glaze oak panel door to rear allowing access to hallway.

## Hallway

Splendid open hallway with plastered emulsion décor, feature panelling to halfway, plastered emulsion ceiling, quality flooring, rolltop Victorian replica radiator, staircase to first floor elevation with fitted carpet, double opening to side allowing access to lounge/diner.

## Lounge/Diner (3.69 x 6.59m not including depth of recesses)

Sash-effect UPVC double-glazed windows to front and rear with made to measure blinds, plastered emulsion décor and ceiling with two modern pendant ceiling light fittings to remain, quality continuation of the flooring, three recess alcoves, two fitted with base cabinets, one housing gas service meters, Inglenook feature bespoke fireplace with oak mantel and supports housing genuine log burner, two central heating radiators, ample electric power points, original solid oak panel door to rear allowing access to kitchen/breakfast room.



## Kitchen/Breakfast Room (6.35 x 2.48m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, plastered emulsion décor and coved ceiling, further UPVC double-glazed window to side with blinds, UPVC double-glazed door to side allowing access to rear gardens, full range of farmhouse-style fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, solid oak work surfaces, larder unit, Xpelair fan, contrast single sink and drainer unit with flexi mixer taps, electric cooker power point, central heating



radiator, quality tiled flooring, original oak panel door to understairs storage.

## First Floor Elevation

### Landing

Modern panel décor to halfway with plastered emulsion décor above, plastered emulsion ceiling, spindled balustrade, quality fitted carpet, oak panel doors to bedrooms 1, 2, 3, family bathroom, electric power points.

### Bedroom 1 (3.32 x 2.10m)

Sash-effect UPVC double-glazed window to front with made to measure blinds, original colour-stained floorboards, patterned artex and coved ceiling, papered décor, electric power points.

### Bedroom 2 (2.34 x 3.34m)

Sash-effect UPVC double-glazed window to front with made to measure blinds, papered décor with two contrast walls, quality fitted carpet, radiator, ample electric power points, two built-in wardrobes providing ample hanging and shelving space.

### Bedroom 3 (3.50 x 2.85m)

UPVC double-glazed window to rear, papered décor, patterned artex and coved ceiling, fitted carpet, radiator, electric power points, range of built-in wardrobes to two recesses providing ample hanging and shelving space.

### Family Bathroom

Generous sized family bathroom with patterned glaze UPVC double-glazed window to side, plastered emulsion décor and ceiling, feature contrast ceramic tiled panels, radiator, laminate flooring, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, white suite comprising panelled bath with above bath shower screen and overhead rainforest shower and attachments, low-level WC, wash hand basin.

### Rear Garden

Flat enclosed private garden with concrete block-built boundary walls and excellent lane access.

### Front Garden

Laid to concrete paved pathway and artificial grass patio with unspoilt views over the surrounding mountains and woodlands, block-built front boundary wall with wrought iron gate allowing main 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.