

propertyplus

for sale

Terraced House - Pentre

£120,000

Property Reference: PP12100



Situated in this very sought after residential side street location, we are delighted to offer for sale this three bedroom, mid-terrace, bay-fronted property which offers immediate access to all amenities including schools, college, leisure centre, the playing fields at Gelligaled park, excellent transport connections.



www.propertypluswales.co.uk

Call Free 0800 043 7300

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Situated in this very sought after residential side street location, we are delighted to offer for sale this three bedroom, mid-terrace, bay-fronted property which offers immediate access to all amenities including schools, college, leisure centre, the playing fields at Gelligaled park, excellent transport connections. It benefits from UPVC double-glazing and gas central heating however will require some renovation and upgrading internally. It would ideally suit first time buyers to get onto the property ladder and create your dream home over a period of time. It affords forecourt approach and garden to rear with excellent rear lane access and purpose-built outbuilding, It briefly comprises, entrance hall, spacious lounge/diner with bay to front, fitted kitchen/dining area with integrated appliances, first floor landing, three bedrooms, bathroom/WC.

Entranceway

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

Hallway

Papered décor, patterned artex ceiling, laminate flooring, radiator, wall-mounted electric service meters, staircase to first floor elevation, white panel door to side allowing access to lounge/diner.

Lounge/Diner (3.67 x 6.56m not including depth of recess, into bay)

UPVC double-glazed bay window to front, plastered emulsion décor and coved ceiling with ornate centrepieces, laminate flooring, two radiators, stone feature fireplace to main facing wall housing gas fire, further recess alcove ideal for ornamental display, ample electric power points, access to understairs storage, timber window to rear through to kitchen/diner, timber door to rear allowing access to kitchen/diner.

Kitchen/Diner (3.79 x 4.81m)

UPVC



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double-glazed window to rear overlooking rear gardens and with unspoilt views over the surrounding countryside, plastered emulsion décor with sections papered, textured ceiling with corrugated glazed roof to dining area, central heating radiator, ceramic tiled flooring, UPVC double-glazed patio doors to rear allowing access to gardens, range of light oak fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, drawer packs, wine rack, co-ordinate single sink and drainer with central mixer taps, plumbing for automatic washing machine, integrated four ring gas hob, extractor canopy fitted above, double oven.



First Floor Elevation

Landing

Papered décor, patterned artex and coved ceiling, fitted carpet, radiator, doors to bedrooms 1, 2, 3, further door to built-in storage cupboard.

Bedroom 1 (2.74 x 2.24m)

UPVC double-glazed window to front, patterned artex ceiling, papered décor, fitted carpet, radiator, electric power points.

Bedroom 2 (2.39 x 3.64m)

UPVC double-glazed window to front, papered décor, textured ceiling, access to loft, fitted carpet, electric power points.

Bedroom 3 (2.92 x 2.85m)

UPVC double-glazed window to rear, papered décor, patterned artex and coved ceiling, fitted carpet, radiator, electric power points.



Bathroom

Patterned glaze UPVC double-glazed window to rear, plastered décor, patterned artex ceiling, vinyl floor tiling, radiator, wall-mounted gas boiler supplying domestic hot water and gas central heating, white suite comprising panelled bath, low-level WC, wash hand basin.

Rear Garden

Laid to grass with purpose-built outbuilding with excellent rear lane access.

Front Garden

Laid to concrete with original stone front boundary wall with wrought iron balustrade above and matching gate allowing main

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.