

propertyplus

for sale

Terraced House - Treorchy

£145,000

Property Reference: PP13087



This is a deceptively spacious, three bedroom, three storey, mid-terrace property situated in this convenient location close to award-winning village of Treorchy with all its amenities and facilities including schools at all levels, local traders, bistro, healthcare, great transport connections and surrounded by picturesque scenery over the surrounding mountains and countryside for the outdoor lovers.



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Entranceway

Entrance via UPVC double-glazed door allowing access to impressive spacious open-plan entrance hallway.

Hallway

Plastered emulsion décor and coved ceiling with feature recess lighting, fitted carpet, white panel door to side allowing access to main lounge/family room, central heating radiator,





ample electric power points, open-plan staircase to first floor elevation with spindled balustrade and fitted carpet, UPVC double-glazed window to rear with made to measure blinds, staircase allowing access to lower ground floor.

Main Lounge/Family Room (3.38 x 6.45m not including depth of recesses)
UPVC double-glazed window to front and further UPVC double-glazed window to rear overlooking rear gardens, both with made to measure blinds, plastered emulsion décor and coved ceiling, quality laminate flooring, central heating radiators, ample electric power points, to one section it's two arched recess alcoves one with base storage cupboard housing gas service meters, to the further section it's feature mediawall and recess lighting together with modern feature glass log electric fire to remain as seen, recess ideal for flatscreen television.

First Floor Elevation

Landing

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, generous access to loft, spindled balustrade, fitted carpet, white panel doors to bedrooms 1, 2, 3, further matching door to cloaks/WC.

Cloaks/WC

Plastered emulsion décor and ceiling, cushion floor covering, white suite comprising low-level WC, corner wash hand basin with splashback ceramic tiling.

Bedroom 1 (2.77 x 1.89m)

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

Bedroom 2 (3.09 x 3.67m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor

and ceiling, fitted carpet, radiator, electric power points.

Bedroom 3 (2.95 x 2.64m)

UPVC double-glazed window to rear offering views over the rear garden with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points.

Lower Ground Floor

Opens up to an impressive open-plan kitchen/breakfast room.

Open-Plan Kitchen/Breakfast Room (4 x 4.4m approx. angled not including depth of kitchen units)

UPVC double-glazed window and door to rear allowing access to rear gardens, plastered emulsion décor and ceiling with full range of recess lighting, quality laminate flooring, open-plan stairs to first floor with fitted carpet and spindled balustrade, understairs storage area, full range of dove grey in colour fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, solid oak work surfaces complemented with splashback ceramic tiling, integrated electric oven, fridge/freezer, integrated five ring gas hob with extractor canopy fitted above, integrated dishwasher, stainless steel sink and drainer with flexi mixer taps, matching breakfast bar/central island to remain as seen with additional storage, white panel door allowing access to bathroom, further opening through to utility room.

Utility Room

Excellent size with plastered emulsion décor and ceiling, Xpelair fan, continuation of laminate flooring, further range of matching wall and base units, work surfaces, ample electric power points, plumbing for washing machine.

Family Bathroom

Generous size bathroom with plastered emulsion décor and ceiling with range of recess lighting and Xpelair fan, cushion floor covering, radiator, white suite comprising panelled bath with central waterfall feature mixer taps and shower attachment, above bath shower screen, fully ceramic tiled to bath area, wash hand basin with central waterfall feature mixer taps, splashback ceramic tiling, low-level WC, feature recess fitted with ornamental shelving.

Rear Garden

Beautifully presented, south-facing flat garden ideal for families, entertaining and relaxing, low maintenance laid to paved patio with feature decorative gravel borders, artificial grass-laid lawns, private timber boundary fencing with excellent rear access and the possibilities of creating a driveway or off-road parking if required, two walls feature tiled, one recess area ideal for insertion of bar area, a versatile area supplied with electric power, outside courtesy lighting, outside electric heater remote controlled operated, purpose-built sun canopy ideal for jardiniere dining – rain or sun.

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.