

propertyplus

for sale

Terraced House - Pentre

£109,950

Property Reference: PP10740



Are you a first time buyer looking to get yourself onto the property ladder? Take a look at this amazing buy! Renovated and modernised is this two bedroom plus loft storage, mid-terrace property situated here in this popular side street location, close to all amenities and facilities. It benefits from UPVC double-glazing, gas central heating and will be sold as seen including modern fitted kitchen, first floor bathroom/WC, new fitted carpets and floor coverings throughout.



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Entranceway

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

Porch

Plastered emulsion décor, patterned artex ceiling, cushion floor covering, wall-mounted electric service meters, patterned glaze panel door to rear allowing access to hallway.

Hallway

Patterned artex ceiling, plastered emulsion décor, ceramic tiled flooring, radiator, open-plan staircase to first floor elevation with spindled balustrade and fitted carpet, access to understairs area, double patterned glaze panel doors to side allowing access to lounge/diner, further opening to kitchen/breakfast room.

Lounge/Dining Room (3.74 x 6.96m)

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





double-glazed door to rear allowing access to rear gardens, plastered emulsion décor and ceiling, two radiators, electric power points, two recess alcoves, one with gas service meters, recess fireplace with oak mantel ideal for ornamental display, ample electric power points.

Kitchen/Breakfast Room (4.28 x 2.67m)

UPVC double-glazed window to side, plastered emulsion décor, wood panel ceiling with recess lighting, cushion floor covering, radiator, range of wall and base units in light oak-effect, comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with matching splashback, contrast single sink and drainer unit with central mixer taps, integrated electric oven, four ring gas hob, ample space for additional appliances, radiator, opening to rear through to utility room.



Utility Room

UPVC double-glazed window and door to rear, plastered emulsion décor and ceiling, wall-mounted gas boiler supplying domestic hot water and gas central heating, plumbing for washing machine, electric power points, radiator.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, fitted carpet, spindled balustrade, white panel doors to bedrooms 1, 2, family bathroom, further matching door allowing access to staircase to loft storage.



Bedroom 1 (3.73 x 2.06m not including depth of recesses)

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

Bedroom 2 (2.70 x 4.94m)

UPVC double-glazed window to front, plastered emulsion décor and



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

Family Bathroom

UPVC double-glazed window to rear, plastered emulsion décor and ceiling, cushion floor covering, radiator, white suite comprising panelled bath with above bath shower screen and electric shower fitted above, low-level WC, wash hand basin complemented with splashback ceramic tiling and complete to bath area.

Loft Storage

Full width and depth of the main property with plastered emulsion décor and ceiling, concealed storage within eaves, electric power points, two genuine Velux double-glazed skylight windows.

Rear Garden

Enclosed rear garden laid to concrete paved patio with mature shrubs, trees, conifers and access to purpose-built outbuilding with excellent rear lane access.

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.