

propertyplus

for sale

Terraced House - Treherbert

£175,000

Property Reference: PP11657



Beautifully presented is this completely renovated and modernised, deceptively spacious, three bedroom, extended, mid-terrace property situated in this prime location offering immediate access to all amenities and facilities including schools, transport connections and outstanding walks over the surrounding hills and mountains.



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Beautifully presented is this completely renovated and modernised, deceptively spacious, three bedroom, extended, mid-terrace property situated in this prime location offering immediate access to all amenities and facilities including schools, transport connections and outstanding walks over the surrounding hills and mountains. It offers generous family-sized accommodation with three generous sized bedrooms, modern fitted kitchen with integrated appliances, feature oak panel flooring, bespoke latch original style panelled doors, UPVC double-glazing, gas central heating and an early viewing appointment is essential. It includes gardens to front and rear, purpose-built outbuilding/workshop/office. It briefly comprises, entrance porch, spacious open-plan lounge/diner, fitted kitchen with integrated appliances, modern bathroom/WC with shower over bath, first floor landing, three generous sized bedrooms, gardens to front and rear, outbuilding.

Entranceway

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

Porch

Plastered emulsion décor with one feature wood panelled wall, plastered emulsion ceiling with recess lighting, tiled flooring, wall-mounted electric service meters, original style internal panel doors with feature latch allowing access to open-plan lounge/diner.

Open-Plan Lounge/Diner (4.85 x 6.10m not including depth of recesses)

Sash-effect UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor with two feature brick and stone internal feature walls with recesses and feature downlighting, ideal for ornamental display or insertion of fire if required, these must be viewed, two further recess alcoves,





one with base storage and gas service meters, plastered emulsion and authentic beamed ceiling with feature lighting, UPVC double-glazed double French doors to rear allowing access onto rear gardens, quality oak panel flooring, central heating radiators, open-plan stairs to first floor elevation with fitted carpet and spindled balustrade, access to understairs storage facility, further modern latch panel door to rear allowing access to kitchen.

Kitchen (3.86 x 1.90m)

UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor and ceiling with recess lighting and quality tiled flooring, central heating radiator, full range of ivory in colour modern fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with matching splashback, co-ordinate single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, integrated electric oven, integrated five ring gas hob, extractor canopy fitted above, space for additional appliances, Xpelair fan, one larger unit housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, panelled latch door to rear allowing access to bathroom/WC.



Bathroom/WC

Patterned glaze UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor with one wall tiled, plastered emulsion ceiling with recess lighting, ceramic tiled flooring, central heating radiator, Xpelair fan, chrome heated towel rail, modern white suite comprising low-level WC, panelled bath with central waterfall feature



mixer taps, above bath rainforest shower with attachments supplied direct from combi system with above bath shower screen, wash hand basin with central mixer taps set within high gloss base vanity unit with mirrored cabinet above.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling with recess lighting, electric power points, quality oak panel flooring, radiator, spindled balustrade, generous access to loft, feature modern latch panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.72 x 1.82m)

Sash-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling with recess lighting, quality oak panel flooring, radiator, electric power points.

Bedroom 2 (2.58 x 3.67m)

Sash UPVC double-glazed window to front, plastered emulsion décor and ceiling with recess lighting, quality oak panel flooring, radiator, electric power points.

Bedroom 3 (2.61 x 2.47m)

UPVC double-glazed window to rear overlooking rear gardens with made to measure blinds, plastered emulsion décor and coved ceiling with recess lighting, radiator, quality oak panel flooring, ample electric power points.

Rear Garden

Maintenance-free laid to tiled patio garden with outside water tap fitting, outside electric power points, access to purpose-built former garage now workshop with excellent rear access, UPVC double-glazed windows and door supplied with electric power and light with plasterboard panelled internal walls, ample electric power points, electric light fitting, an ideal hideaway, workshop or work from home office.

Front Garden

Laid to decorative gravel garden with stone pathway, original stone and brick built front boundary wall with wrought iron gate and balustrade above.

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.