

Terraced House - Treorchy

£115,000

Property Reference: PP13215



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Entranceway

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

Porch

Papered décor and ceiling, wall-mounted electric service meters, fitted carpet, ornate glazed panel door to rear allowing access to inner hallway.

Hallway





Matching décor, fitted carpet, electric power points, open-plan stairs to lower ground floor, doors allowing access to sitting room and lounge.

Sitting Room (3.80 x 2.88m)

UPVC double-glazed window to front, papered décor, plastered emulsion ceiling, four wall light fittings, fitted carpet, Adam-style fireplace, two recess alcoves both fitted with base storage, one housing gas service meters with display shelving above, ample electric power points.



Lounge (3.54 x 3.83m)

Two UPVC double-glazed windows to rear offering unspoilt picturesque views over the surrounding valley and mountains, papered décor, tiled and coved ceiling with pendant ceiling light fitting, one feature wood panel wall, wall light fittings to remain, feature fireplace with tiled hearth housing ornamental electric fire, ample electric power points, staircase to first floor elevation with matching fitted carpet.

First Floor Elevation

Landing

Papered décor and ceiling, generous access to loft, fitted carpet, electric power points, doors to bedrooms 1, 2, shower room/WC.



Bedroom 1 (3 x 3.5m)

UPVC double-glazed window to rear offering unspoilt views, papered décor and ceiling, fitted carpet, full range of fitted wardrobes providing ample hanging and shelving space, electric power points.

Bedroom 2 (2.38 x 3.66m)

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



Shower Room/WC

UPVC double-glazed window to front, papered décor with ceramic tiling to halfway to two walls and complete to shower area, papered ceiling, Xpelair fan,

carpet tiled flooring, white suite comprising low-level WC, wash hand basin set within vanity base unit with mirror above, walk-in shower cubicle housing electric shower.

Lower Ground Floor

Open-plan staircase with carpet tread and wrought iron balustrade allowing access to sitting room.

Sitting Room (4.80 x 3.58m into recess)

Papered décor, textured ceiling with electric striplight fitting, fitted carpet, electric storage heater, ample electric power points, glazed panel door to rear allowing access to kitchen/dining room.

Kitchen/Dining Room (3.90 x 4.10m not including depth of recesses)

UPVC double-glazed window to rear, UPVC double-glazed door to rear allowing access to rear gardens with unspoilt views, feature brick wall with insert recess for display and storage, carpet tiling to dining area, remaining floor ceramic tiled, electric storage heater, papered décor, full range of light oak fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, corner display shelving, freestanding electric cooker to remain as seen, single sink and drainer unit with central mixer taps, plumbing for washing machine, textured emulsion ceiling with electric striplight fitting, dome ceiling window for natural light, door to side allowing access to lobby.

Lobby

Further door to side allowing access to bathroom/WC.

Bathroom

Two UPVC double-glazed windows to rear both with made to measure blinds, textured and coved ceiling with electric striplight fitting, ceramic tiled décor to halfway with papered décor above, ceramic tiled flooring, wall-mounted heater, suite comprising panelled bath with twin handgrips, low-level WC, wash hand basin, electric shower fitted over bath.

Rear Garden

Beautiful south-facing garden laid to patio, further allowing access onto additional patio terrace, heavily stocked with evergreens, plants etc, outside courtesy lighting, access to purpose-built detached garage with electric power and light with remote controlled roller shutter doors to rear lane access.

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.