

# propertyplus

# for sale

## Terraced House - Ynyshir

£148,950

Property Reference: PP12890



This is a spacious, renovated and modernised, extended, end-terrace property situated in this convenient location offering easy access to all amenities and facilities.



[www.propertypluswales.co.uk](http://www.propertypluswales.co.uk)

Call Free 0800 043 7300



# Terraced House - Ynyshir

£148,950

Property Reference: PP12890

This is a spacious, renovated and modernised, extended, end-terrace property situated in this convenient location offering easy access to all amenities and facilities. The property affords UPVC double-glazing, gas central heating and will be sold inclusive of all fitted carpets, floor coverings, made to measure blinds, integrated appliances to kitchen and many extras. It affords low maintenance garden to rear offering enormous potential perhaps for off-road parking via driveway or even construction of garage subject to standard planning application. The property would ideally suit first time buyer but offers generous family-sized accommodation and in such a popular location with easy access to schools, transport connections and surrounded by beautiful countryside for outdoor lovers. An early viewing appointment is highly recommended. It briefly comprises, entrance porch, spacious open-plan lounge/diner, fitted kitchen/breakfast room with range of integrated appliances, utility room, first floor landing, three generous sized bedrooms, family bathroom with freestanding tub, shower and full suite, staircase to loft storage, garden to rear with excellent lane access.

## Entranceway

Entrance via modern composite double-glazed panel door allowing access to entrance porch.

## Porch

Plastered emulsion décor and ceiling, wall-mounted electric service meters, laminate flooring, glazed panel window to side through to lounge/diner, white panel door to rear allowing access to lounge/diner.

## Lounge/Diner (4.97 x 6.63m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, laminate flooring, ample electric power points, two







radiators, open-plan stairs to first floor elevation with spindled balustrade and fitted carpet, two recess alcoves, one with base storage housing gas service meters, central recess with feature fireplace and oak mantel, patterned glaze panel window through to kitchen/breakfast room, white panel door allowing access to kitchen/breakfast room.

## Kitchen (2.99 x 4.29m)

UPVC double-glazed window and door to rear overlooking and allowing access to rear gardens, plastered emulsion décor and ceiling with two sets of three-way spotlight fittings, radiator, ceramic tiled flooring, full range of ivory in colour farmhouse-style fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, larger units with integrated fridge/freezer, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four ring gas hob, extractor canopy fitted above, matching breakfast bar with additional storage, single sink and drainer unit with central mixer taps, white panel door to rear allowing access to utility room.



## Utility Room

Generous size with patterned glaze UPVC double-glazed window to rear, plastered emulsion décor, patterned artex ceiling, ceramic tiled flooring, radiator, ample electric power points, wall-mounted gas boiler supplying domestic hot water and gas central heating.



## First Floor Elevation

### Landing

Plastered emulsion décor and ceiling, quality modern new fitted carpet, spindled balustrade, white panel doors to bedrooms 1, 2, 3, family bathroom, further staircase allowing access to loft storage.



## Bedroom 1 (2.90 x 2.15m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, patterned artex ceiling, laminate flooring, radiator, electric power points.

## Bedroom 2 (2.51 x 3.88m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, patterned artex ceiling, laminate flooring, radiator, electric power points.

## Bedroom 3 (2.96 x 2.66m)

UPVC double-glazed window to rear with insert blinds, plastered emulsion décor, patterned artex ceiling, laminate flooring, radiator, ample electric power points.

## Family Bathroom

Generous sized family bathroom with patterned glaze UPVC double-glazed window to rear with made to measure roller blinds, quality tiled décor floor to ceiling, plastered emulsion ceiling with modern six-way spotlight fitting, ceramic tiled flooring, chrome heated towel rail, full bathroom suite fitted in white comprising tub-style freestanding bath with central waterfall feature mixer taps and attachments, low-level WC, wash hand basin with central waterfall feature mixer taps, walk-in double shower cubicle with overhead rainforest shower and attachments supplied direct from boiler.

## Loft Storage

Full width and depth of the main property with plastered emulsion décor and ceiling, two genuine Velux double-glazed skylight windows with insert blinds, ample electric power points, radiator, spindled balustrade, laminate flooring, concealed storage within eaves.

## Rear Garden

Enclosed garden, maintenance-free laid to concrete patio with original stone rear boundary wall and 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.