

Terraced House - Treorchy

£129,950

Property Reference: PP11777



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Situated here in this popular side street location offering easy access to schools at all levels, great transport connections, and surrounded by beautiful scenery, wildlife, and nature over the Bwlch-y-Clawdd and surrounding mountains. This property offers generous family sized accommodation over three levels. It affords UPVC double-glazing, gas central heating and will be sold with all fitted carpets throughout and floor coverings throughout. The property, renovated and modernised, beautifully presented, is being offered for sale at this giveaway price in order to achieve a quick sale. It briefly comprises entrance hallway, sitting room, lounge, inner hallway, family bathroom/WC, first floor elevation, landing, three generous sized bedrooms, family shower room/wetroom/WC, lower ground floor, open-plan dining room leading through to a modern fitted kitchen with integrated appliances, country-style rear garden with south facing views and rear lane access. This property must be viewed.

Entranceway

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

Hallway

Plastered emulsion decor, plastered emulsion ceiling, laminate flooring, wall-mounted and boxed in electric service meters, central heating radiator, staircase to first floor elevation with fitted carpet, white panel doors allowing access to lounge and sitting room.

Sitting Room (3.50 x 2.83m)

UPVC double-glazed window to front, plastered emulsion decor, plastered emulsion ceiling, fitted carpet, radiator, and ample electric power points, two recessed alcoves, one with base storage housing gas service meters.

Lounge (3.6 x 3.64m not including depth of recesses) UPVC





double-glazed window to rear offering unspoiled views over the surrounding valley, plastered emulsion décor with one feature wall papered, laminate flooring, radiator, ample electric power points, and two recess alcoves, white panel door to rear allowing access to inner hallway.

Inner Hallway

Plastered emulsion décor, matching ceiling, fitted carpet, staircase allowing access to lower ground floor, white panel door allowing access to family bathroom.

Family Bathroom

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor, plastered emulsion ceiling, cushion floor covering, radiator and white suite comprising, bath with central mixer taps and shower attachments, low level WC and wash hand basin set within vanity base unit with central mixer taps, splashback ceramic tiling to bath and wash hand basin.

First Floor Elevation

Landing

Plastered emulsion décor, matching ceiling, fitted carpets, spindled balustrade, generous access to loft with pull down ladder, electric power points, and white panel doors to bedrooms one, two, three, and family shower room.



Bedroom 1 (2.94 x 2.2m)

UPVC double-glazed window to front, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, fitted carpet, radiator and electric power points.



Bedroom 2 (2.9 x 4.06m)

UPVC double-glazed window to front, plastered emulsion décor, plastered emulsion ceiling, fitted carpet, radiator, ample electric power points.



Bedroom 3 (2.97 x 2.62m)

UPVC double-glazed window to rear, plastered emulsion ceiling, fitted carpet, radiator

and electric power points.

Family Shower Room/Wetroom

Patterned glaze UPVC double-glazed window to rear, ceramic tile decor to halfway with plastered emulsion decor above, complete ceramic tiling to shower area, non-slip flooring, radiator, plastered emulsion ceiling, Xpelair fan, full bathroom suite fitted in white comprising low level WC, wash hand basin with vanity mirror above, and walk in shower area with electric shower.

Lower Ground Floor

Open through to the dining room.

Dining Room (4.91 x 3.58m)

UPVC double-glazed window to rear overlooking the rear gardens, plastered emulsion decor, one feature wall papered, plastered emulsion ceiling, cushioned floor covering, radiator and electric power points, door to built-in storage cupboard housing wall-mounted gas boiler, supplying both domestic hot water and gas central heating, door to rear allowing access to kitchen.

Kitchen (2.59 x 2.3m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor, matching ceiling with recessed lighting, cushioned floor covering, full range of ivory in colour, fitted kitchen units, comprising ample wall mounted units, base units, drawer packs, ample work surfaces with coordinate splashback ceramic tiling, integrated electric oven, four ring, and extractor canopy fitted above, sink and drainer unit with central mixer taps, plumbing for automatic washing machine, and for dishwasher, UPVC double-glazed door to side, allowing access to gardens.

Rear Garden

Beautifully presented country-style summer garden laid to a feature, concrete patio with outside courtesy lighting, leading on to gravel laid decorative garden with raised flower beds heavily stocked with mature shrubs, plants, evergreens with views over the bulk of the mountains.

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.