

Terraced House - Ton Pentre

£125,000

Property Reference: PP12677



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Entranceway

Entrance via patterned glaze timber door allowing access to entrance hallway.

Hallway

Papered décor and ceiling, wall-mounted electric service meters, radiator, telephone point, fitted carpet, staircase to first floor with matching fitted carpet, door to side allowing access to lounge.

Lounge (3.65 x 3.60m not including depth of recesses)

UPVC double-glazed window to rear overlooking rear gardens, papered décor, patterned artex ceiling, fitted carpet, access to understairs storage, telephone point, ample electric power points, patterned glaze panel door to rear





allowing access to kitchen, Adam-style feature fireplace with marble insert and hearth housing real flame gas fire, two recess alcoves, both fitted with wall light fittings, archway allowing access to sitting/dining area.

Sitting/Dining Area (2.98 x 3.50m)

UPVC double-glazed window to front, matching décor, patterned artex ceiling, matching fitted carpet, radiator, electric power points, two arched recess alcoves, both fitted with glazed shelving and one with base storage housing gas service meters.



Kitchen (4.22 x 2.68m)

UPVC double-glazed window to side, ceramic tiling to halfway with plastered emulsion décor above, textured emulsion ceiling with electric striplight fitting, cushion floor covering, radiator, UPVC double-glazed door to side allowing access to rear gardens, wall-mounted gas boiler supplying domestic hot water and gas central heating, full range of dark oak fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces, single sink and drainer with central mixer taps, plumbing for washing machine, gas cooker power point, white panel door to rear allowing access to shower room/WC.



Shower Room

Two patterned glaze UPVC double-glazed windows to rear with roller blinds, ceramic tiled décor to halfway with plastered emulsion décor above, plastered emulsion ceiling with recess lighting, ceramic tiled flooring, radiator, white suite comprising low-level WC, wash hand basin with vanity mirror cabinet above, oversized walk-in shower cubicle with shower supplied direct from gas boiler.

First Floor Elevation

Landing



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Patterned glaze UPVC double-glazed window to rear, papered décor, patterned artex ceiling, fitted carpet, radiator, generous access to loft, doors allowing access to bedrooms 1 and 2, double doors to built-in storage cupboard.

Bedroom 1 (4.66 x 3.66m)

This is formerly two bedrooms with original door still in situ, two UPVC double-glazed windows to front, papered décor, textured ceiling, fitted carpet, electric power points.

Bedroom 2 (2.89 x 2.76m)

UPVC double-glazed window to rear overlooking rear gardens and with views over the countryside in the distance, papered décor, tiled ceiling, fitted carpet, electric power points.

Rear Garden

Laid to concrete patio with wrought iron balustrade, allowing access to gardens laid to crazy paved patio, further onto flat gardens offering enormous potential, access to storage beneath bathroom area to outside WC and additional storage building, pathway allowing access to rear lane access and detached garage in need of some

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.