

propertyplus

for sale

Terraced House - Trebanog

£120,000

Property Reference: PP10049



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This is a renovated and modernised, deceptively spacious, double extended and further extended, three bedroom plus loft storage, mid-terrace property situated in this convenient location, offering immediate access to all services and amenities. PP10049



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This is a renovated and modernised, deceptively spacious, double extended and further extended, three bedroom plus loft storage, mid-terrace property situated in this convenient location, offering immediate access to all services and amenities. This property offers unspoilt views over the surrounding hills and mountains which must be viewed. It affords good sized garden to rear with potential of off-road parking or additional garden area. The property itself benefits from UPVC double-glazing, gas central heating and will be sold as seen with all light fittings, curtains, curtain poles, fixtures and fittings. It offers an ideal opportunity for first time buyer to create their dream house, purely with cosmetic makeover. It offers generous family sized accommodation and an early viewing is highly recommended. It briefly comprises, entrance porch, spacious open-plan lounge, second reception room/dining room, fitted kitchen with breakfast area and integrated appliances, first floor bathroom/WC, three generous sized bedrooms, further second landing with loft storage, garden to rear.PP10049

Entranceway

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

Porch

Papered décor to halfway, plastered emulsion décor above with dado to centre, wall-mounted and boxed in electric service meters, textured and covered ceiling with tiled flooring, clear glazed French door to rear allowing access to lounge.

Lounge (4.55 x 6.46m not including depth of recesses)

UPVC double-glazed window to front with curtains and curtain pole, plastered emulsion décor with one feature wall papered, patterned artex and covered ceiling with two pendant ceiling light fittings,





laminate flooring, two central heating radiators, recess alcove fitted with shelving, base storage housing gas service meters, ample electric power points, Adam-style feature fireplace to main facing wall with marble-effect insert and matching hearth housing ornamental electric fire, further recess to rear ideal for ornamental display, double clear glazed French doors to rear allowing access to sitting room/dining room.

Sitting Room/Dining Room (4.60 x 3.55 not including depth of recesses)

Plastered emulsion décor, dado to centre, one feature wall papered, plastered emulsion ceiling, laminate flooring, radiator, ample electric power points, staircase to first floor elevation with fitted carpet, original cast iron fireplace to main facing wall with insert basket set onto stone hearth, feature archway to rear, additional double opening to rear through to kitchen/breakfast room.



Kitchen/Breakfast Room (4.80 x 2.39m not including depth of substantial recesses)

UPVC double-glazed window to rear offering unspoilt views over the surrounding hills and mountains, UPVC double-glazed door to rear allowing access to gardens and with unspoilt views, plastered emulsion décor and ceiling to kitchen area with four way spotlight fitting, ceramic tiled flooring, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, ample wall-mounted units with splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, integrated electric oven, four ring gas hob and extractor canopy fitted above,



ample electric power points, ample space for additional appliances. Matching décor to breakfast area, matching wall with one feature wall papered, matching ceiling and flooring, further electric power points, central heating radiator.

First Floor Elevation

Landing

Emulsion décor, dado to centre, spindled balustrade, textured emulsion and coved ceiling, fitted carpet, electric power points, further staircase allowing access to loft storage, white panel doors to bathroom, bedrooms 1, 2, 3.

Bathroom

Excellent sized bathroom with patterned glaze UPVC double-glazed window to front, quality ceramic tiled décor to two thirds with plastered emulsion décor above, textured emulsion and coved ceiling, tiled flooring, radiator, all fixtures and fittings to remain, white suite to include panelled bath, low-level WC, wash hand basin.

Bedroom 1 (2.90 x 3.65m)

UPVC double-glazed window to front, plastered emulsion décor, textured and coved ceiling, fitted carpet, electric power points.

Bedroom 2 (2.92 x 2.33m)

UPVC double-glazed window to rear offering unspoilt views with blinds to remain, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, fitted carpet, radiator, electric power points.

Bedroom 3 (3.12 x 2.70m)

UPVC double-glazed window to rear, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, fitted carpet, radiator, ample electric power points, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Second Floor Landing

Emulsion décor, fitted carpet, wall-mounted light fitting, door allowing access to loft storage.

Loft Storage

Excellent size with plastered emulsion décor, one feature wall papered, fitted carpet, electric power points, this offers great potential.

Rear Garden

Excellent sized garden laid to concrete, further allowing access onto raised decked gardens, outside water tap fitting, outside courtesy lighting, further allowing access additional concreted area with access via double wrought iron gates for off-road parking, additionally this could be utilised as additional patio

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.