

propertyplus

for sale

Terraced House - Pentre

£129,950

Property Reference: PP10062



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This is a renovated and modernised, spacious, extended, three bedroom, mid-terrace property situated in this popular convenient location, offering immediate access to all services, amenities, transport links including rail and bus connections, leisure centre with its playing fields at Gelligaled Park, schools at all levels and colleges.



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This is a renovated and modernised, spacious, extended, three bedroom, mid-terrace property situated in this popular convenient location, offering immediate access to all services, amenities, transport links including rail and bus connections, leisure centre with its playing fields at Gelligaled Park, schools at all levels and colleges. This property, renovated and modernised in recent years, offers generous family accommodation with zero maintenance rear garden with outbuilding ideal for bar or storage. It offers forecourt approach, good rear access. It affords UPVC double-glazing, gas central heating. An early viewing is highly recommended. All fitted carpets, light fittings, blinds etc will remain as seen. Modern fitted kitchen with matching breakfast bar and stools, integrated appliances, generous sized bathroom with separate walk-in shower cubicle and WC. Arrange your appointment to view today. It briefly comprises, entrance porch, spacious open-plan lounge/diner, modern fitted kitchen with breakfast area, bathroom/WC/shower, first floor landing, three generous sized bedrooms, gardens to front and rear.

Entranceway

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

Porch

Plastered emulsion décor and ceiling, wall-mounted electric service meters, high gloss laminate flooring, modern glazed panel door to rear allowing access to lounge/diner.

Lounge/Diner (4.48 x 6.33m)

UPVC double-glazed window to front overlooking front gardens with made to measure blinds, plastered emulsion décor and coved ceiling with two chandelier light fittings to remain, high gloss laminate flooring, central heating radiator, ample electric power





points, modern fireplace to main facing wall, further UPVC double-glazed window to rear, open-plan stairs to first floor elevation with tread carpet and spindled balustrade, clear glazed modern panel doors to rear allowing access to kitchen/breakfast room.

Kitchen/Breakfast Room (4.05 x 3.83m)

UPVC double-glazed window to side, ceramic tiled décor to halfway with plastered emulsion décor above, plastered emulsion ceiling with modern four-way spotlight fitting, laminate flooring, central heating radiator, full range of white high gloss kitchen units comprising ample wall-mounted units, base units, ample work surfaces, matching breakfast bar, integrated electric oven, four-ring hob, extractor canopy fitted above, single sink and drainer unit with flexi mixer taps, plumbing for automatic washing machine, ample space for additional appliances, breakfast stools to remain as seen, white panel door to rear allowing access to lobby, UPVC double-glazed door to side allowing access to rear gardens.



Lobby

Plastered emulsion décor and ceiling, laminate flooring, white panel door to bathroom/WC/shower.



Bathroom/WC/Shower

Patterned glaze UPVC double-glazed window to rear, fully ceramic tiled floor to ceiling, plastered emulsion ceiling with three-way spotlight fitting, Xpelair fan, radiator, ceramic tiled flooring, white suite to include bath with central waterfall mixer taps, low-level WC, wash hand basin with central mixer taps, double shower cubicle accessed via clear glazed sliding doors with overhead rainforest shower attachment supplied direct from combi system.



First Floor Elevation

Landing

Papered décor, textured ceiling with pendant ceiling light fitting, modern fitted carpet, electric power points, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.26 x 2.21m)

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

Bedroom 2 (2.26 x 3.27m)

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

Bedroom 3 (3.04 x 3.61m)

UPVC double-glazed window to rear, papered décor, textured emulsion ceiling with pendant ceiling light fitting, laminate flooring, radiator, electric power points, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Laid to artificial grass pathway with outside water tap fitting, further allowing access onto patio garden laid to artificial grass with decked area, storage building accessed via double Georgian UPVC double-glazed doors allowing access to storage building or alternatively ideal as bar area, external lighting, external power points, concrete block-built rear boundary wall with excellent rear access.

Front Garden

Laid to brick-laid patio with original stone front boundary wall with wrought iron balustrade above.

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.