

**Terraced House - Treorchy**

**£119,000**

*Property Reference: PP10113*



This is a renovated and modernised, two bedroom, mid-terrace property situated here in this particularly sought after side street location, offering immediate access to the main shopping village at Treorchy, together with schools at all levels, leisure facilities, transport connections.



This is a renovated and modernised, two bedroom, mid-terrace property situated here in this particularly sought after side street location, offering immediate access to the main shopping village at Treorchy, together with schools at all levels, leisure facilities, transport connections. This property would ideally suit first time buyer or more mature client looking to downsize and be on the flat. The property benefits from UPVC double-glazing, gas central heating, will be sold including all fitted carpets and floor coverings throughout, affords fitted kitchen, first floor bathroom/WC, low maintenance rear garden with rear lane access. An early viewing is highly recommended. It briefly comprises, entrance porch, spacious open-plan lounge/diner, dining area/breakfast area, fitted kitchen, first floor landing, two bedrooms, bathroom/WC, garden to rear.

#### Entranceway

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

#### Porch

Plastered emulsion décor, dado to centre, patterned artex ceiling, wall-mounted electric service meters, fitted carpet, white panel door to rear allowing access to lounge/diner.

#### Lounge/Diner (4.43 x 6.63m)

UPVC double-glazed window to front, plastered emulsion décor with dado to centre, two radiators, laminate flooring, ample electric power points, patterned artex ceiling, open-plan stairs to first floor with spindled balustrade and fitted carpet, white panel door to understairs storage, opening to rear through to kitchen, archway to rear through to breakfast area.

#### Breakfast Area (2.20 x 1.97m)

UPVC double-glazed French doors to rear allowing access and overlooking rear gardens, plastered emulsion





décor, PVC panelled ceiling, laminate flooring, archway to side through to kitchen.

#### Kitchen (2.70 x 2.67m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor, patterned artex ceiling with three-way spotlight fitting, tiled flooring, full range of white fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, larder units, ample work surfaces, co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, freestanding cooker to remain as seen, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.



#### First Floor Elevation

##### Landing

UPVC double-glazed window to rear, matching décor to lounge, spindled balustrade, fitted carpet, patterned artex ceiling with generous access to loft, white panel doors to bedrooms 1, 2, bathroom/WC.

##### Bedroom 1 (3.24 x 1.81m)

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



##### Bedroom 2 (2.61 x 4.49m)

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

##### Family Bathroom

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor floor to ceiling, patterned artex ceiling, cushion floor covering, radiator, white suite to include panelled bath with electric shower fitted over bath, low-level WC, wash hand basin, all fixtures and fittings to remain as seen.



##### Rear Garden

Laid to gravel,

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further allowing access onto sandstone laid patio with artificial grass-laid section, concrete block-built rear boundary walls, excellent rear lane access.

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## 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

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# 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.