

# propertyplus

# for sale

**End of Terrace - Penrhiwfer**

**£130,000**

*Property Reference: PP10151*



propertyplus  
property-plus.co.uk

This is a renovated and modernised, extended, three bedroom, end terrace property situated in this popular side street offering immediate access to the new school, the A4119 link road for Llantrisant and M4 corridor.



**www.propertypluswales.co.uk**

**Call Free 0800 043 7300**



This is a renovated and modernised, extended, three bedroom, end terrace property situated in this popular side street offering immediate access to the new school, the A4119 link road for Llantrisant and M4 corridor. The property offers outstanding views to the rear over the surrounding hills and mountains. This property offers generous family accommodation and would ideally suit first time buyer. It will be sold including all fitted carpets, floor coverings, light fittings, blinds and many extras. It affords garden to rear with side access. UPVC double-glazing, gas central heating. An early viewing is highly recommended. It briefly comprises, entrance porch, lounge, open-plan fitted kitchen/breakfast room, utility room, first floor landing, three bedrooms, family bathroom/WC, garden to rear, side access.

## Entranceway

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

## Porch

Plastered emulsion décor, textured emulsion ceiling, laminate flooring, wall-mounted electric service meters, white panel door allowing access to lounge, patterned glaze window to side through to lounge.

## Lounge (5.14 x 4.03m)

UPVC double-glazed window to front, plastered emulsion décor and coved ceiling with range of recess lighting, quality laminate flooring, central heating radiator, one recess alcove, ample electric power points, white panel door to rear allowing access to kitchen/breakfast room.

## Kitchen/Breakfast Room (3.95 x 4.14m widening to a degree)

UPVC double-glazed window to side with roller blinds to remain as seen, emulsion ceiling with four-way spotlight fitting, plastered emulsion décor, ceramic tiled flooring, central heating radiator,







open-plan stairs to first floor elevation with fitted carpet, access to understairs storage facility, full range of dove grey fitted kitchen units comprising wall-mounted units, base units, leaded display cabinets, corner display shelving, ample work surfaces and co-ordinate splashback ceramic tiling, integrated electric oven, four ring gas hob, extractor canopy fitted above, Xpelair fan, single sink and drainer unit with central mixer taps, white panel door to rear allowing access to utility room.

## Utility Room

Generous sized utility room with plastered emulsion décor and ceiling, ceramic tiled flooring, UPVC double-glazed window and door to rear allowing access to rear gardens, ample electric power points, plumbing for automatic washing machine, ample space for additional appliances.

## First Floor Elevation

### Landing

Generous sized landing with plastered emulsion décor, patterned artex ceiling with generous access to loft, fitted carpet, spindled balustrade, patterned glaze window through to bathroom, white panel doors through to bedrooms 1, 2, 3, family bathroom.



### Bedroom 1 (2.78 x 2.10m)

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



### Bedroom 2 (3.78 x 3.21m)

UPVC double-glazed window to front with roller blinds, plastered emulsion décor and ceiling with coving and three-way spotlight fitting, radiator, laminate flooring, ample electric power points.

### Bedroom 3 (2.78 x 2.37m)

UPVC double-glazed window to side, plastered emulsion décor with one



feature wall papered, patterned artex ceiling, fitted carpet, radiator, ample electric power points, door to built-in storage cupboard fitted with shelving.

## Loft

Accessed via pulldown ladder, generous size with great potential, supplied with electric power and light, fitted carpet, plastered emulsion décor.

## Family Bathroom/WC

Excellent size with two patterned glaze UPVC double-glazed windows to rear, ceramic tiled décor to halfway with plastered emulsion décor above to one wall and complete ceramic tiling to bath area, patterned artex ceiling with recess lighting, Xpelair fan, cushion floor covering, radiator, white suite to include panelled bath, electric shower fitted over bath, low-level WC, wash hand basin, all fixtures and fittings to remain.

## Rear Garden

Enclosed private garden laid to decked patio and further to artificial grass-laid gardens with double side gates to lane access, outstanding unspoilt views over the surrounding valley and 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.