

Terraced House - Treorchy

£159,950

Property Reference: PP10232



This is a completely renovated and modernised, two bedroom, traditional stone, mid-terrace cottage with gardens to front and rear, situated in this convenient prime location in the centre of the thriving village of Treorchy.



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This is a completely renovated and modernised, two bedroom, traditional stone, mid-terrace cottage with gardens to front and rear, situated in this convenient prime location in the centre of the thriving village of Treorchy. This is another renovation property by one of our highly regarded, returning, professional building companies. The property offers immediate access to all amenities and facilities, including schools, transport connections, leisure facilities, nightlife if required. It affords excellent sized gardens to front and rear with one and a half sized garage with good rear lane access and supplied with electric power and light. The property itself has been completely renovated, benefitting from UPVC double-glazing, gas central heating, modern plastered décor throughout, quality flooring, fitted carpets, new complete fitted kitchen with full range of integrated appliances to include oven, hob, fridge/freezer, automatic washing machine and dishwasher, spacious open-plan lounge, first floor bathroom/WC. An early viewing is highly recommended, being sold with no onward chain and quick completion available if required. It briefly comprises, entrance hall, open-plan lounge/diner, fitted kitchen/breakfast room, first floor landing, family bathroom/WC, two bedrooms, gardens to front and rear, oversized garage with rear lane access.

Entranceway

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

Hallway

Plastered emulsion décor and ceiling, wall-mounted and boxed in electric service meters, laminate flooring, modern etched glaze panel door to side allowing access to lounge/diner.

Lounge/Diner (6.08 x 4.18m)

UPVC double-glazed





window to front overlooking front gardens and with unspoilt views over the surrounding mountains, plastered emulsion décor and ceiling with range of modern recess lighting, two central heating radiators, ample electric power points, gas service meters housed within recess storage cupboard, open-plan stairs to first floor elevation with new fitted carpet, door to understairs storage facility, modern etched glazed panel door to rear allowing access to kitchen/breakfast room.



Kitchen/Breakfast Room (3.40 x 4.55m)

UPVC double-glazed window and door to rear allowing access and overlooking rear gardens, plastered emulsion décor and ceiling with modern recess lighting and additional double-glazed skylight window, full range of quality shaker dove grey fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, wine racks, larder units, integrated fridge/freezer, dishwasher, automatic washing machine, integrated electric oven, four ring electric hob, extractor fitted above, ample work surfaces with matching splashback, ample electric power points, ample space for kitchen table and chairs if required, modern slimline radiator, quality flooring.



First Floor Elevation

Landing

UPVC double-glazed window to rear overlooking rear gardens and with unspoilt views over the surrounding mountains, plastered emulsion décor and ceiling with generous access to loft and pulldown ladder, ample electric power points, quality modern fitted carpet, modern white panel doors to bedrooms 1, 2 and family bathroom.

Bedroom 1 (3.15 x 1.95m)

UPVC double-glazed window



to front with outstanding unspoilt views, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, ample electric power points.

Bedroom 2 (2.15 x 4.05m)

UPVC double-glazed window to front with unspoilt views, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, ample electric power points.

Family Bathroom/WC

Good size, UPVC double-glazed window to rear, plastered emulsion décor and ceiling, quality flooring, radiator, new bathroom suite fitted in white comprising shower-shaped panel bath with central mixer taps and shower attachment, above bath shower screen, close-coupled WC and wash hand basin with central waterfall feature mixer taps set within high gloss base vanity unit.

Loft Space

Insulated with wall-mounted new gas combination boiler supplying domestic hot water and gas central heating, remote access.

Rear Garden

Simple, flat, easy to maintain garden laid to decorative sandstone gravel with concrete paved patios, purpose-built pergola with access to oversized one and a half times garage or single garage and excellent sized workshop with lane access supplied with electric power and light with UPVC double-glazed door and window, additional external lighting. Also laid to decked area.

Front Garden

Laid to paved patio, heavily stocked with mature shrubs, plants, evergreens and conifer trees, block-built front boundary wall with wrought iron gate allowing main access.

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.