

propertyplus

for sale

Terraced House - Treherbert

£159,950

Property Reference: PP10406



This is a renovated and modernised, spacious, three bedroom, mid-terrace property situated here in this convenient location, close to the centre of Treorchy.



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Call Free 0800 043 7300

This is a renovated and modernised, spacious, three bedroom, mid-terrace property situated here in this convenient location, close to the centre of Treorchy. The property benefits from gardens to rear, offers generous family sized accommodation and affords UPVC double-glazing and gas central heating. Recently undergone complete renovation with new fitted kitchen with integrated appliances, new bathroom/WC and overhead shower. It affords new fitted carpets and floor coverings throughout. An early viewing is highly recommended. This property offers easy access to all schools, transport connections and is a genuine family home. It briefly comprises, entrance porch, spacious open-plan lounge/diner, fitted kitchen with integrated appliances, utility/modern bathroom/WC, first floor landing, three generous sized bedrooms, gardens to front and rear.

Entranceway

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

Porch

Plastered emulsion décor and ceiling, wall-mounted electric service meters, cushion floor covering, modern white panel door to rear allowing access to open-plan lounge/diner.

Open-Plan Lounge/Diner

UPVC double-glazed window to front overlooking front gardens, plastered emulsion décor and ceiling, two central heating radiators, ample electric power points, quality modern new fitted carpet, door to understairs storage facility, open-plan stairs to first floor elevation with matching fitted carpet, modern white panel door to rear allowing access to utility and bathroom, opening to rear through to kitchen.

Kitchen

Excellent sized kitchen with patterned glaze double-glazed door and windows to rear allowing access to gardens,



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plastered emulsion décor and ceiling, cushion floor covering, full range of modern misty grey shaker kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces and splashback ceramic tiling, integrated electric oven, four ring electric hob, extractor canopy fitted above, radiator, single sink and drainer unit with central mixer taps, recess ideal for insertion of fridge/freezer.

Utility Area

Plastered emulsion décor and ceiling, work surface, electric power points, plumbing for automatic washing machine, leading through to bathroom.



Bathroom

Patterned glaze UPVC double-glazed window to rear, plastered emulsion ceiling, fully ceramic tiled décor floor to ceiling, radiator, Xpelair fan, ceramic tiled flooring, modern white suite to include panelled bath with contrast central mixer taps together with contrast overhead rainforest shower and attachments supplied direct from combi system with matching above bath shower screen, close-coupled WC, wash hand basin with contrast mixer taps set within high gloss base vanity unit.



First Floor Elevation

Landing

Plastered emulsion décor and ceiling, UPVC double-glazed window to rear, quality fitted carpet, modern panel doors to bedrooms 1, 2, 3.



Bedroom 1

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

Bedroom 2

Generous double bedroom with UPVC double-glazed window to front, plastered emulsion décor and ceiling, quality new fitted carpet, radiator,

ample electric power points.

Bedroom 3

Generous double bedroom with UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, quality new 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.

Rear Garden

Offers excellent potential laid to slate decorative gravel sections with original stone and brick rear boundary wall and rear lane access.

Front Garden

Laid to decorative slate garden with original stone front boundary wall and 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.