

propertyplus for sale

Terraced House - Ton Pentre

£195,000

Property Reference: PP10419



propertyplus
property-plus.co.uk

This is a completely renovated and modernised double-extended, mid-terrace property with forecourt approach, flat gardens to rear with purpose-built outbuilding and excellent rear access.



 **rightmove**
The UK's number one property website

 **Zoopla**
Smarter property search

 **Gumtree**

www.propertypluswales.co.uk

Call Free 0800 043 7300

Terraced House - Ton Pentre

£195,000

Property Reference: PP10419

This is a completely renovated and modernised double-extended, mid-terrace property with forecourt approach, flat gardens to rear with purpose-built outbuilding and excellent rear access. The property offers excellent family-sized accommodation and is situated in one of the most sought after residential side streets of Ton Pentre, offering immediate access to all amenities and facilities, including schools at all levels, rail and bus connections, road connections, outstanding walks over the surrounding countryside, healthcare and so much more. This property has benefitted from complete renovation and modernisation, will be sold as seen including quality fitted carpets and floor coverings throughout including porcelain tiled flooring as seen. It benefits from modern first floor family bathroom with WC, his and her wash hand basins and additional walk-in shower cubicle. The modern fitted kitchen with dining area fitted with full range of integrated appliances to include oven, hob, extractor hood, fridge/freezer, automatic washing machine. Be sure to book your viewing today to avoid disappointment. This property benefits from UPVC double-glazing, gas central heating and offers great family accommodation. It briefly comprises, entrance hallway, lounge/sitting room, modern fitted kitchen with full range of integrated appliances and dining, first floor landing, three generous sized bedrooms, spacious family bathroom/WC/shower, his and her wash hand basins, gardens to front and rear, outbuilding, rear lane access.

Entranceway

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

Hallway

Through open-plan entrance hallway, plastered emulsion décor



Terraced House - Ton Pentre

£195,000

Property Reference: PP10419



and ceiling, quality flooring, wall-mounted and boxed in electric service meters, radiator, open-plan stairs to first floor elevation with wrought iron balustrade and quality new fitted carpet, modern white panel door to under stairs storage facility, matching door allowing access to main lounge, opening to rear through to kitchen/dining room.

Main Lounge (3.44 x 6.63m not including depth of recesses)

UPVC double-glazed window to front overlooking front gardens, UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling with full range of halogen recess lighting, two central heating radiators, ample electric power points, quality panel flooring, three recess alcoves, one with base storage housing gas service meters.

Kitchen/Diner (6.14 x 2.87m)

UPVC double-glazed window to rear overlooking rear gardens and UPVC double-glazed window to side, UPVC double-glazed French doors to side allowing access onto rear gardens, plastered emulsion décor and ceiling with full range of halogen recess lighting, quality porcelain tiled flooring, central heating radiator, full range of quality midnight blue shaker fitted kitchen units comprising ample base units, larder units, pan drawers, work surfaces with matching splashback, full range of integrated appliances to include electric oven, four ring electric hob, extractor canopy fitted above, fridge/freezer, automatic washing machine, dishwasher, ample electric power points, wall-mounted gas combination boiler housed behind one matching unit, supplying domestic hot water and gas central heating.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, generous access to loft, wrought iron balustrade, modern white panel doors to bedrooms 1, 2, 3 and family bathroom.

Bedroom 1 (2.69 x 1.63m)

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

Bedroom 2 (2.88 x 3.70m)

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

Bedroom 3 (2.90 x 2.80m)

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

Family Bathroom

Beautifully presented, spacious family bathroom/WC with patterned glaze UPVC double-glazed windows to side, further window to rear, quality tiled décor to halfway with plastered emulsion décor above, complete to shower area, matching tiled flooring, plastered emulsion ceiling with recess lighting, heated towel rail finished in chrome, full range of modern white bathroom suite to include freestanding tub bath with freestanding central mixer taps and shower attachments, close-coupled WC, his and her wash hand basins with freestanding central mixer taps set within contrast midnight blue base vanity unit with touchscreen double mirrors above, oversized walk-in shower cubicle with clear glazed shower panel with overhead rainforest shower and attachments supplied direct from combi system.

Rear Garden

Maintenance-free laid to paved patio with raised flowerbed borders, access to purpose-built outbuilding with excellent rear lane access.

Front Garden

Maintenance-free laid to circular paved patio with slate gravel borders, 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.