

Terraced House - Porth

£158,000

Property Reference: PP10465



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This is a renovated and modernised, double extended, deceptively spacious, three bedroom, mid-terrace property with gardens to front and rear. Situated in one of the most sought after residential side street locations of Llwynyclyn, Porth offering outstanding south-facing views over the surrounding hills and mountains.



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Entranceway

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

Hallway

Plastered emulsion décor, feature panelling to one wall, plastered emulsion and coved ceiling, wall-mounted and boxed in service meters, radiator, quality laminate flooring, staircase to first floor elevation with modern fitted carpet, double bevel-edged clear glaze panel double doors to side allowing





access to lounge/diner.

Lounge/Diner (3.55 x 6.71m)

UPVC double-glazed window to front with south-facing views over front gardens and surrounding mountains, plastered emulsion décor with picture rail, plastered emulsion and coved ceiling with centrepiece and two chandelier pendant ceiling light fittings to remain, quality laminate flooring, one central heating radiator, Adam-style feature fireplace with matching hearth with insert ideal for ornamental display or insertion of electric fire with electric power point, two recess alcoves, one with base storage housing gas service meters, ample electric power points, UPVC double-glazed double French doors to rear allowing access onto rear garden, white panel door to understairs storage, bevel-edged glaze panel door allowing access to kitchen.



Kitchen/Breakfast Room (4.80 x 2.61m)

Two UPVC double-glazed windows to side, plastered emulsion décor and ceiling with coving with a range of recess and halogen lighting, quality cushion floor covering, radiator, telephone point, full range of white fitted kitchen units comprising ample wall-mounted units, base units, corner display cabinets, wine rack, ample work surfaces with co-ordinate splashback ceramic tiling, ample electric power points, integrated double electric oven, four ring electric hob, modern touchscreen extractor, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, integrated dishwasher to remain as seen, ample space for additional appliances, ample space for kitchen table and chairs if required.



First Floor Elevation



Landing

Plastered emulsion décor and coved ceiling, quality fitted carpet, spindled balustrade, stairs to loft storage, access to understairs storage, light oak panel doors to bedrooms 1, 2, 3, family shower room/WC.

Bedroom 1 (2.54 x 2.30m)

UPVC double-glazed window to front, plastered emulsion décor, one feature wall papered, plastered emulsion and coved ceiling, laminate flooring, radiator, ample electric power points.

Bedroom 2 (2.50 x 3.41m)

UPVC double-glazed window to front, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, quality fitted carpet, radiator, electric power points.

Family Shower Room/WC

Excellent shower room with patterned glaze UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling with coving, Xpelair fan, quality cushion floor covering, chrome heated towel rail/radiator, modern suite in white comprising low-level WC, wash hand basin with central mixer taps housed within white gloss base vanity unit with mirrored sections above, walk-in jacuzzi power shower with overhead rainforest shower and attachments with additional side jets, all supplied from combi system, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 3 (2.77 x 4.79m)

UPVC double-glazed double French doors with matching panels either side and opening skylight allowing access and overlooking rear gardens, plastered emulsion décor and coved ceiling with full range of recess lighting and coving, laminate flooring, ample electric power points, television aerial socket, telephone point, radiator.

Loft Storage

Full width and depth of the main property with plastered emulsion décor and ceiling with spotlight fittings, quality fitted carpet, radiator, ample electric power points, two genuine Velux double-glazed skylight windows.

Rear Gardens

Maintenance-free laid to artificial grass with raised decked feature and timber balustrade, an additional garden accessed from lounge and kitchen laid to sandstone paved patio with outside courtesy lighting and outside water tap fitting.

Front Garden

Laid to maintenance-free concrete paved patio with brick-built front boundary wall and wrought iron balustrade and matching gate.

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.