

Terraced House - Tynewydd

£115,000

Property Reference: PP10482



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Situated here in this quiet, picturesque location we are delighted to offer to the market this three bedroom, very well maintained, mid-terrace, traditional stone-built cottage which offers excellent family-sized accommodation, benefitting from UPVC double-glazing and gas central heating. The property is surrounded by unspoilt views of the mountains and countryside. This must be viewed to be fully appreciated. The property would ideally suit first time buyer at this realistic price with no onward chain, quick sale is available and offering outstanding possibilities to create your dream home with flat garden to rear. The property offers easy access to all amenities and facilities including transport links, schools at all levels and offers outstanding walks over the surrounding hills and mountains. An early internal viewing is highly recommended. The property briefly comprises entrance hall, lounge/dining room, fitted kitchen/breakfast room, lobby, shower room, separate WC, first floor landing, three generous sized bedrooms, flat garden to rear with purpose-built outbuilding/mancave, no rear access.

Entranceway

Entrance via solid timber door allowing access to entrance hallway.

Hallway

Wood panel décor, patterned artex ceiling, wall-mounted electric service meters, laminate flooring, radiator, door to understairs storage facility, patterned glaze French door to side allowing access to lounge/diner.

Lounge/Diner (3.69 x 6.57m not including depth of recesses)

UPVC double-glazed window to front with blinds to remain overlooking Rhigos mountain, further UPVC double-glazed window to rear overlooking gardens with roller blinds, wood panel décor, patterned artex





ceiling, fitted carpet, ample electric power points, feature fireplace to main facing wall with stone feature, recess alcove fitted with shelving, base storage housing gas service meters, open-plan stairs to first floor elevation with fitted carpet, patterned glaze French door to rear allowing access to kitchen/breakfast room.

Kitchen/Breakfast Room (3.30 x 2.70m)

UPVC double-glazed window to side, wood panel décor with one wall ceramic tiled, patterned artex ceiling with electric striplight fitting, cushion floor covering, radiator, ample electric power points, full range of light oak fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, leaded display cabinets, space for freestanding cooker as required, single sink and drainer unit with central mixer taps, ample space for additional appliances and table and chairs if required, patterned glaze French door to rear allowing access to lobby.



Lobby

UPVC double-glazed door to side allowing access to gardens, patterned artex ceiling, cushion floor covering, light oak panel doors allowing access to shower room/utility room, separate WC.



Shower Room

Excellent size, marble-effect PVC décor floor to ceiling, radiator, tiled ceiling, patterned glaze UPVC double-glazed window to rear with roller blinds, walk-in shower cubicle with shower supplied direct from hot water supply, all fixtures and fittings to remain, wash hand basin set within base vanity unit, plumbing for automatic washing machine, ample space for alternative appliances.

Separate WC

Patterned glaze UPVC double-glazed



window to rear with roller blinds, patterned artex ceiling, marble-effect PVC panelled décor, cushion floor covering, low-level WC.

First Floor Elevation

Landing

Wood panel décor, fitted carpet, access to loft, light oak panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.87 x 2.22m)

UPVC double-glazed window to front overlooking countryside and Rhigos mountain, papered décor with two walls wood panelled, plastered emulsion ceiling, fitted carpet, ample electric power points.

Bedroom 2 (2.67 x 2.23m)

UPVC double-glazed window to front with unspoilt views, papered décor with one feature wall wood panelled, fitted carpet, electric power points, plastered emulsion ceiling, range of built-in wardrobes including above bed box storage providing ample hanging and shelving space.

Bedroom 3 (2.95 x 3.59m)

UPVC double-glazed window to rear with views over Penpych mountains, papered décor, plastered emulsion ceiling with generous access to loft, fitted carpet, radiator, electric power points, clear glazed panel door allowing access to built-in storage area with wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Laid to concrete with outside water tap fitting, further allowing access onto artificial grass-laid gardens allowing access to purpose-built outbuilding supplied with electric power and light ideal as workshop, hideaway, views to the rear over the surrounding hills 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.