

# propertyplus for sale

**Terraced House - Ton Pentre**

**£118,000**

*Property Reference: PP10496*



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This is a two double bedroom, mid-terrace cottage, situated here in this pleasant sought after side street location in the village of Ton Pentre offering immediate access to all amenities, facilities, schools at all levels, rail and bus connections and outstanding walks over the surrounding hills and mountains.



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This is a two double bedroom, mid-terrace cottage, situated here in this pleasant sought after side street location in the village of Ton Pentre offering immediate access to all amenities, facilities, schools at all levels, rail and bus connections and outstanding walks over the surrounding hills and mountains. This property would ideally suit first time buyer or perhaps more elderly couple looking to live on the flat. It will be sold as seen with light fittings, fitted carpets, floor coverings etc, flat garden to rear, no rear lane access and therefore safe for children. This property must be viewed and is being offered for sale with immediate vacant possession and is priced for a quick sale. It briefly comprises, entrance porch, spacious open-plan lounge/diner, fitted kitchen, lobby, bathroom/WC/shower, first floor landing, two double bedrooms, flat low maintenance garden to rear with no rear access.

## Entranceway

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

## Porch

Plastered emulsion décor and ceiling, ceramic tiled flooring, wall-mounted electric service meters, ornate glaze panel door to rear allowing access to lounge.

## Lounge (4.40 x 6.41m)

UPVC double-glazed window to front and matching window to rear overlooking rear gardens, plastered emulsion décor and ceiling with two pendant ceiling light fittings, two recess alcoves, one fitted with shelving, the other with base storage housing gas service meters, three radiators, fitted carpet, ample electric power points, staircase allowing access to first floor elevation with matching fitted carpet, white panel door to side allowing access to understairs storage and glazed panel door to





rear allowing access to kitchen.

#### Kitchen (3.60 x 2.33m)

UPVC double-glazed window to side, plastered emulsion décor, patterned artex ceiling, cushion floor covering, radiator, full range of light grey fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, ample electric power points, additional central heating radiator, integrated electric oven, four ring gas hob, extractor canopy fitted above, single sink and drainer unit, plumbing for automatic washing machine, ample space for additional appliances, white panel door to rear allowing access to lobby.



#### Lobby

Plastered emulsion décor, textured emulsion ceiling, cushion floor covering, UPVC double-glazed door to side allowing access to gardens, white panel door to side allowing access to bathroom/WC.



#### Bathroom/WC/Shower

Patterned glaze UPVC double-glazed window to rear with roller blinds, ceramic tiled décor to halfway with plastered emulsion décor above, plastered emulsion ceiling, cushion floor covering, radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, white suite to include panelled bath, low-level WC, wash hand basin with central mixer taps housed within base vanity unit, walk-in shower cubicle fully ceramic tiled with shower supplied direct from combi system.



#### First Floor Elevation

##### Landing

UPVC double-glazed window to rear, plastered emulsion décor and ceiling, fitted carpet, spindled balustrade, fitted carpet, electric power points, generous access to loft with

pulldown ladder, white panel doors allowing access to bedrooms 1 and 2.

Bedroom 1 (2.76 x 4.15m)

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

Bedroom 2 (2.37 x 3.38m)

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

Rear Garden

Laid to concrete paved patio with no rear access.

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## 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

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# 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.