

propertyplus

for sale

Terraced House - Ferndale

£140,000

Property Reference: PP10530



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This is a renovated and modernised, two double bedroom, double fronted, end terrace property, situated here in one of the most sought after side street locations in Tylorstown offering immediate access to schools, leisure centre with all its facilities, transport connections, outstanding views and walks over the surrounding hills and mountains.



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Entranceway

Entrance via colour-stained and leaded UPVC double-glazed door allowing access to open-plan lounge/diner.

Open-Plan Lounge/Diner (4.11 x 6.13m not including depth of recesses)

Two UPVC double-glazed windows to front with made to measure blinds, wall-mounted and boxed in electric service meters and gas service meters, central heating radiators, ample electric power points, quality fitted carpet with quality wood panelled section for dining area, Inglenook recess oversized feature fireplace with tiled insert and hearth housing log burner to remain as seen, open-plan stairs to first floor elevation with spindled balustrade and fitted carpet,





opening to rear through to kitchen.

Kitchen (4.11 x 2.67m)

Georgian leaded glazed UPVC double-glazed window to rear overlooking rear gardens, UPVC double-glazed door to rear allowing access to rear garden, plastered emulsion décor and ceiling with recess lighting, ceramic tiled flooring, central heating radiator, quality fitted kitchen in ivory comprising ample wall-mounted units, base units, drawer packs, larder unit, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with mixer taps, plumbing for automatic washing machine, plumbing for dishwasher, ample space for appliances as required, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, white panel door to side allowing access to bathroom.



Bathroom

Excellent size with two Georgian leaded glaze panel windows to rear, plastered emulsion décor, ceramic tiling to two walls, plastered emulsion ceiling, Xpelair fan, tiled flooring, ceramic tiled flooring, central heating radiator, white suite comprising oversized corner bath with central mixer taps, shower attachments, low-level WC, wash hand basin, above bath shower screen, fully ceramic tiled to bath area.



First Floor Elevation

Landing

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

Bedroom 1 (2.82 x 4.09m not including depth of recesses)

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



Bedroom 2 (3.30 x

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3.25m)

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

Rear Garden

Excellent sized garden laid to grass with sections heavily stocked with mature shrubs, plants, evergreens etc, benefits from outside electric connections, timber garden shed will remain as seen, access to purpose-built detached working garage with working pit accessed via lower ground floor, excellent rear access, outside water tap fitting.

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.