

# propertyplus

# for sale

**Terraced House - Ferndale**

**£165,000**

*Property Reference: PP10554*



**propertyplus**  
property-plus.co.uk

This is a substantial sized, three bedroom plus attic storage, three storey, bay-fronted, mid-terrace property situated in this popular cul-de-sac side street location offering easy access to all services.



[www.propertypluswales.co.uk](http://www.propertypluswales.co.uk)

**Call Free 0800 043 7300**

This is a substantial sized, three bedroom plus attic storage, three storey, bay-fronted, mid-terrace property situated in this popular cul-de-sac side street location offering easy access to all services. This is a typical avenue with established trees etc and all properties with forecourt approach. This property, renovated and modernised throughout, offers generous family-sized accommodation with UPVC double-glazing and gas central heating. It offers potential of Granny annex to lower ground floor with access to rear garden. It will be sold including light fittings, blinds, fitted carpets, floor coverings throughout, many extras and must be viewed internally to be fully appreciated. It briefly comprises, entrance hallway, bay-fronted lounge, fitted kitchen/dining room, bathroom/WC, lower ground floor cinema room/reception room 2, gym, office, rear access, first floor landing, three generous sized bedrooms, loft storage, gardens to front and rear.

## Entranceway

Entrance via modern composite double-glazed panel door allowing access to entrance hallway.

## Hallway

Plastered emulsion décor and coved ceiling, laminate flooring, radiator, telephone point, wall-mounted and boxed in electric service meters, bevel edged glazed panel doors to side with matching panels either side allowing access to lounge.

## Lounge (7.22 x 3.52m)

Georgian UPVC double-glazed bay window to front with made to measure blinds overlooking front gardens, plastered emulsion décor and coved ceiling with matching centrepiece, central heating radiators, quality laminate flooring, two arched recess alcoves both with wall light fittings to remain, base housing gas service meters, Adam-style feature





fireplace with marble-effect insert and matching hearth housing ornamental fire, ample electric power points, French door to rear allowing access to kitchen/diner, Georgian UPVC double-glazed window with made to measure blinds through to kitchen/diner.

Kitchen/Diner (4.58 x 4.05m not including substantial depth of recesses)

Georgian UPVC double-glazed window to front looking through to lounge, plastered emulsion décor and ceiling with range of recess and feature lighting, tiled flooring, two central heating radiators, patio doors to rear with unspoilt views, white panel door to staircase to lower ground floor, further matching white panel door to rear allowing access to bathroom, full range of fitted kitchen units in light grey comprising ample wall-mounted units, base units, drawer pack, wine rack, ample work surfaces with single sink and drainer unit with central mixer taps, integrated electric oven, four ring electric hob, extractor canopy fitted above, plumbing for automatic washing machine, ample space for additional appliances and kitchen table and chairs if required.

Family Bathroom/WC

Patterned glaze UPVC double-glazed window to rear with made to measure blinds, modern PVC panelled décor floor to ceiling, matching ceiling, cushion floor covering, radiator., Xpelair fan, all fixtures and fittings to remain, white suite to include panelled bath with above bath shower screen, rainforest overhead shower with attachments supplied direct from combi system, low-level WC, wash hand basin.

First Floor Elevation

Landing

Georgian UPVC double-glazed window to

rear offering unspoilt views with made to measure blinds, plastered emulsion décor and coved ceiling, fitted carpet, white panel doors to bedrooms 1, 2, 3, further matching door to loft storage.

#### Bedroom 1 (2.13 x 1.70m)

Georgian UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling, laminate flooring, radiator, electric power points.

#### Bedroom 2 (2.97 x 4.04m)

Georgian UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling, laminate flooring, radiator, ample electric power points.

#### Bedroom 3 (2.99 x 2.53m)

UPVC double-glazed window to rear offering unspoilt views with made to measure blinds, plastered emulsion décor and coved ceiling, laminate flooring, radiator, ample electric power points.

#### Loft Storage

Full width and depth of the main property with plastered emulsion décor, one feature wall papered, plastered emulsion ceiling with full range of recess lighting, genuine skylight window, radiator, ample electric power points, concealed storage within eaves, laminate flooring.

#### Lower Ground Floor

Accessed via staircase with spindled balustrade, opening through to sitting room.

#### Sitting Room (approx. 4.46 x 3.25m not including depth of substantial recesses)

Plastered emulsion décor and ceiling, laminate flooring, radiator, ample electric power points, feature lighting beneath stairwell, white panel door to rear allowing access to gym and access to storage area fitted with shelving, opening through to office.

#### Office (3.06 x 2.21m)

Plastered emulsion décor and ceiling, two wall light fittings, laminate flooring, ample electric power points.

#### Gym (2.38 x 2.51m)

Plastered emulsion décor and ceiling, quality laminate flooring, radiator, ample electric power points, solid timber door to rear allowing access to rear gardens, double doors to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating with additional storage area beneath.

#### Rear Garden

Excellent sized garden laid to decking at two levels with steps allowing access to lower tier, unspoilt views are offered to the rear over the surrounding valley and mountains, this garden benefits from outside courtesy lighting, outside water tap fitting, covered area perhaps for hot tub.

#### Front Garden

Maintenance-free laid to paved patio with brick-built front boundary wall and wrought iron gate allowing main 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.