

Terraced House - Cwmparc

£89,950

Property Reference: PP10633



Formerly a four bedroom, double extended, mid-terrace property, now converted to two double bedrooms with two bathrooms is this property situated in this quiet, cul-de-sac side street position offering immediate access to all services and amenities with transport connections just along the road.



Formerly a four bedroom, double extended, mid-terrace property, now converted to two double bedrooms with two bathrooms is this property situated in this quiet, cul-de-sac side street position offering immediate access to all services and amenities with transport connections just along the road. It offers immediate access to schools at all levels including Treorchy Comprehensive School, outstanding walks over the surrounding mountains and countryside, direct road links for Bridgend and M4 corridor. This property offers outstanding potential and offers a great project for first time buyer, investor or family. Whilst this property benefits from UPVC double-glazing and gas central heating, it will require upgrading, renovating and modernising and could easily be converted back to a three or four bedroom property, therefore offering outstanding family accommodation. It affords a flat low maintenance rear garden with outbuilding and rear access. The property is being offered for sale at this very realistic price in order to achieve a quick sale with vacant possession and no onward chain. An early internal viewing appointment is highly recommended. It briefly comprises, through entrance hallway, spacious lounge/diner, fitted kitchen, shower room/WC, first floor landing, two double bedrooms, formerly four bedrooms, family bathroom/WC, garden to rear, outbuilding and excellent rear lane access.

Entranceway

Entrance via colour-stained and leaded UPVC double-glazed door allowing access to through entrance hallway.

Entrance Hallway

Papered décor, papered and original coved ceiling, fitted carpet, radiator, staircase to first floor elevation with matching fitted carpet and





spindled balustrade, original panelling to access to understairs storage, original doors allowing access to lounge/diner, further door allowing access to kitchen.

Lounge/Diner (3.49 x 6.54m)

UPVC double-glazed window to front with made to measure blinds, UPVC double-glazed double French doors to rear allowing access onto rear garden and with unspoilt views over the surrounding mountains, made to measure blinds to remain as seen, papered décor, picture rail, papered and original coved ceiling with ornate centrepiece, fitted carpet, two radiators, ample electric power points, three recess alcoves, one with base storage housing gas service meters, gas fire set onto marble hearth, telephone point, ample electric power points.



Kitchen (3.93 x 2.71m)

UPVC double-glazed window to side with made to measure blinds, UPVC double-glazed door to side allowing access to rear gardens, tongue and groove panel ceiling with electric striplight fitting, ceramic tiled décor, full range of light oak fitted kitchen units comprising ample wall-mounted units, display cabinets, corner display shelving, drawer packs, larder units, ample work surfaces with ample electric power points, gas cooker power point, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, wall-mounted and boxed in gas boiler supplying domestic hot water and gas central heating, central heating radiator, patterned glaze panel door to rear allowing access to shower room/WC.



Shower Room/WC

Formerly bathroom/WC with patterned glaze UPVC double-glazed window to rear,



marble-effect modern PVC panelled décor floor to ceiling, non-slip flooring, radiator, PVC panelled ceiling, Xpelair fan, white suite to include low-level WC, corner wash hand basin, walk-in wet area housing electric shower.

First Floor Elevation

Landing

Matching décor to hallway, spindled balustrade, fitted carpet, panelled and papered ceiling, original panelled doors to bedrooms 1, 2, family bathroom.

Bedroom 1 (originally two bedrooms, 3.69 x 4.82m)

Two UPVC double-glazed windows to front with made to measure blinds, papered décor, plasterboard ceiling, generous access to loft, central heating radiators, ample electric power points.

Bathroom (2.87 x 2.73m)

UPVC double-glazed window to rear offering unspoilt views of the Bwlch-y-Clawdd mountain, PVC panelled décor floor to ceiling, papered and panelled ceiling, central heating radiator, suite to include panelled bath, low-level WC, wash hand basin.

Bedroom 2 (formerly bedroom 4, 3.74 x 2.74m)

UPVC double-glazed window to side, papered décor and panelled ceiling, radiator, electric power points.

Rear Garden

Laid to concrete paved patio with outside water tap fitting allowing access to purpose-built outbuilding, excellent rear lane access, outstanding views over the surrounding countryside and Bwlch-y-Clawdd mountain.

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.