

End of Terrace - Porth

£145,000

Property Reference: PP10789



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This is a deceptively spacious, three double bedroom, double extended, double fronted, end-terrace property situated here in this quiet, convenient location offering direct access to the village of Porth with its amenities and facilities including rail and bus connections, schools, leisure facilities. The property offers outstanding family accommodation and is being offered for sale at a very realistic price in order to achieve a quick sale. It benefits from UPVC double-glazing, gas central heating, all fitted carpets and floor coverings, blinds to remain as seen. Integrated appliances to the kitchen include oven, hob and integrated dishwasher. It affords generous sized cloaks/WC to ground floor in addition to family bathroom/WC to first floor elevation. Enclosed private garden to rear with additional benefit of driveway to side via double wrought iron gates. Be sure to book your viewing appointment today. It briefly comprises, entrance porch, spacious lounge/diner, inner hallway, fitted utility room, fitted kitchen/breakfast room, cloaks/WC, first floor landing, three double bedrooms, spacious bathroom/WC, garden to rear, driveway to side.

Entranceway

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

Porch

Plastered emulsion décor and covered ceiling, laminate flooring, ornate glazed panel door to rear, two glazed windows either side, allowing access to lounge/diner.

Lounge/Diner (7.39 x 3.51m)

Plastered emulsion décor and covered ceiling, laminate flooring, two radiators, feature fireplace and fire to remain as seen, ample electric power points, service meters housed within recess storage, Inglenook recess ideal for ornamental display,



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ornate glazed panel door to rear allowing access to inner hallway, white panel door to understairs storage.

Inner Hallway

Plastered emulsion décor and coved ceiling, UPVC double-glazed window to rear, radiator, laminate flooring, open-plan stairs to first floor elevation with modern fitted carpet, ornate glazed panel door to rear allowing access to kitchen, white panel door to side allowing access to utility room.

Utility Room

UPVC double-glazed window to rear, plastered emulsion décor and coved ceiling, laminate flooring, ample electric power points, range of wall and base units including work surfaces and space for further appliances, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, Xpelair fan.



Kitchen (3.51 x 3.38m)

UPVC double-glazed window to side with roller blinds overlooking rear gardens and driveway, plastered emulsion décor and ceiling, cushion floor covering, radiator, full range of beech fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces, drawer pack, integrated dishwasher, integrated oven, four ring gas hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, white panel door to rear allowing access to cloaks/WC.



Cloaks/WC

UPVC double-glazed window and door to side allowing access to gardens, plastered emulsion décor and coved ceiling, radiator, quality flooring, white suite to include low-level WC, wash hand basin with ceramic tiling to wash hand basin area, fixtures and fittings to remain.



First Floor Elevation

Landing

Plastered emulsion décor and coved ceiling, laminate flooring, spindled balustrade, radiator, UPVC double-glazed window to rear, white panel doors to bedrooms 1, 2, family bathroom, bedroom 3.

Bedroom 1 (3.28 x 2.96m)

UPVC double-glazed window to front, plastered emulsion décor and coved ceiling, laminate flooring, ample electric power points, radiator, telephone point.

Bedroom 2 (3.22 x 4.36m)

Two UPVC double-glazed windows to front, plastered emulsion décor and coved ceiling, laminate flooring, radiator, electric power points.

Family Bathroom

Spacious family bathroom, UPVC double-glazed window to rear with made to measure blinds, quality ceramic tiled décor floor to ceiling, plastered emulsion ceiling with coving and modern three-way spotlight fitting, Xpelair fan, ceramic tiled flooring, radiator, fixtures and fittings to remain, white suite to include panelled bath with above bath shower screen and Mira shower supplied direct from combi system, low-level WC, wash hand basin.

Bedroom 3 (3.55 x 2.71m)

UPVC double-glazed window to side overlooking driveway and gardens, plastered emulsion décor and coved ceiling, laminate flooring, radiator, electric power points.

Rear Garden

Enclosed garden, maintenance-free, laid to concrete patio with wrought iron gates to the private driveway.

Driveway to Side

Laid to concrete with access via wrought iron gates.

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.