

propertyplus

for sale

Terraced House - Ystrad

£95,000

Property Reference: PP10814



Situated here in this convenient location in the heart of the village of Ystrad, we are delighted to offer to the market this completely renovated and modernised, formerly church cottage, offering ideal accommodation for first time buyer or more mature client looking to downsize.



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Call Free 0800 043 7300

Situated here in this convenient location in the heart of the village of Ystrad, we are delighted to offer to the market this completely renovated and modernised, formerly church cottage, offering ideal accommodation for first time buyer or more mature client looking to downsize. The property affords new walls, floors, ceiling, has been electrically re-wired, UPVC double-glazing and gas central heating. It will be sold including fitted carpets and floor coverings throughout, made to measure blinds, curtain poles, light fittings, integrated appliances to kitchen, fixtures and fittings to bathroom. It affords small forecourt approach, garden to rear, enclosed private garden to rear. Being offered for sale at this very realistic price in order to achieve a quick sale. It briefly comprises, entrance porch, modern spacious open-plan lounge/kitchen/diner, fitted utility room, first floor landing, two generous sized bedrooms, master with modern wardrobes, family bathroom/WC, gardens to front and rear.

Entranceway

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

Porch

Plastered emulsion décor and ceiling with modern three-way spotlight fitting, wall-mounted and boxed in service meters, laminate flooring, glazed panel door to rear allowing access to modern open-plan lounge/kitchen/diner.

Open-Plan Lounge/Kitchen/Diner (4.34 x 6.15m)

UPVC double-glazed window to front with made to measure roller blinds overlooking front gardens, UPVC double-glazed window to rear with roller blinds overlooking rear gardens, plastered emulsion décor and ceiling with two sets of modern four-way spotlight fittings, laminate flooring, two central heating radiators,





white panel door to understairs storage, further white panel door to rear allowing access to utility room.

Kitchen Area

Full range of white high gloss fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback tiling, integrated electric oven, four ring gas hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, Xpelair fan.

Utility Room

Generous sized utility room with patterned glaze UPVC double-glazed to rear, UPVC double-glazed door to side allowing access to garden, plastered emulsion décor and ceiling with modern three-way spotlight fitting, laminate flooring, central heating radiator, wall-mounted new gas combination boiler supplying domestic hot water and gas central heating, further range of work surfaces, plumbing for automatic washing machine, ample space for additional appliances, open-plan staircase to first floor elevation.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling with modern three-way spotlight fitting, UPVC double-glazed window to rear, generous access to loft, fitted carpet, white panel doors to bedrooms 1, 2, family bathroom.



Bedroom 1 (2.47 x 4.41m)

Two UPVC double-glazed windows to front both with made to measure blinds, plastered emulsion décor and ceiling with full range of recess lighting, quality fitted carpet, radiator, ample electric power points, range of modern fitted wardrobes to one wall providing ample hanging and shelving space to remain as seen if required.



Bedroom 2 (3.62 x 2.15m)



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UPVC double-glazed window to rear with roller blinds, plastered emulsion décor and ceiling with modern spotlight fitting, fitted carpet, radiator, ample electric power points.

Family Bathroom

Ceramic tiled floor to ceiling, cushion floor covering, chrome heated towel rail, plastered emulsion ceiling with range of recess lighting and Xpelair fan, modern white suite to include panelled bath with central mixer taps and shower attachments, above bath shower screen, low-level WC, wash hand basin with central mixer taps, vanity mirror with lighting fitted above.

Rear Garden

Laid to patio further allowing access onto grass-laid gardens, private garden with no rear access.

Front Garden

Laid to stone patio with gravel feature, original stone front boundary wall with wrought iron balustrade above and matching gate allowing main access.

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.