

propertyplus for sale

Terraced House - Maerdy

£119,950

Property Reference: PP8108



Situated here in this particularly sought after location, we are delighted to offer for sale this double extended, three bedrooms plus double loft storage, mid-terrace property with gardens to front and rear. The property offers excellent family-sized accommodation with low maintenance gardens to front and rear, also purpose-built storage to rear garden. The property is conveniently located offering immediate access to schools at all levels and offering easy road links to major towns and cities. The property will be sold including light fittings, blinds, fitted carpets and many extras. An early internal inspection is highly recommended. It affords UPVC double-glazing, gas central heating.



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Call Free 0800 043 7300

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Entranceway

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

Porch

Attractive panel décor with dado to centre, matching ceiling, fitted carpet, wall-mounted electric service meters, ornate-glazed panel door to rear allowing access to open-plan hallway through to lounge.

Open-plan Lounge (4.74 x 3.35m not including depth of hallway)

Plastered emulsion décor and one wall with feature décor to halfway, plastered emulsion and coved ceiling, fitted carpet, two radiators, ample electric power points, window to rear with made to measure blinds, feature light oak arched fireplace with cast iron insert with black marble hearth with gas fire to remain as





seen however is not connected, open-plan stairs to first floor elevation with fitted carpet and spindled balustrade, matching door to rear allowing access to dining room, further door allowing access to sitting room.

Sitting Room (3.70 x 2.92m not including depth of recesses)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, picture rail, plastered emulsion and coved ceiling, laminate flooring, central heating radiator, two arched recess alcoves both fitted with base storage one housing gas service meters, Inglenook feature fireplace with oak beam and log burner set onto slate hearth.

Dining Room (3.73 x 3.18m not including depth of recesses)

Patterned artex and coved ceiling, feature papered décor, Inglenook recess with Aga cooker which has benefitted refurbishment but is currently disconnected, this could easily be reconnected if required, UPVC double-glazed window to side, radiator, door to understairs storage, quality fitted carpet, UPVC double-glazed door to side allowing access to summer lounge, further door to rear allowing access to kitchen, ornate glazed panel door to built-in storage cupboard.

Kitchen (3.14 x 3.18m)

Two UPVC double-glazed windows to rear overlooking rear gardens, ceramic tiled décor to halfway, plastered emulsion décor above, plastered emulsion and coved ceiling with electric striplight fitting, ceramic tiled flooring, central heating radiator, UPVC double-glazed door to side allowing access to rear gardens, range of fitted kitchen units in white comprising ample wall-mounted units, base



units, ceramic sink with central mixer taps, gas cooker power point, ample electric power points, ample space for further appliances.

Summer Lounge (1.75 x 2.92m)

UPVC double-glazed summer lounge with ceramic tiled flooring, electric power points, UPVC double-glazed door and window to rear allowing access to rear gardens.

First Floor Elevation

Landing

Papered décor, plastered emulsion and coved ceiling, fitted carpet, oak panel doors to bedrooms 1, 2, 3, family bathroom, staircase allowing access to loft storage.

Bedroom 1 (2.75 x 2.13m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with coving, radiator, laminate flooring, ample electric power points, light oak panel door allowing access to built-in storage cupboard.

Bedroom 2 (3.01 x 3.69m)

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

Family Bathroom/WC

Excellent size bathroom with UPVC double-glazed window to rear, fully ceramic tiled floor to ceiling, papered and coved ceiling, painted floorboards, chrome heated towel rail, white suite to include Victorian rolltop freestanding bath with central mixer taps and shower attachments, low-level WC, wash hand basin, walk-in shower cubicle housing wall-mounted Triton electric shower, double doors to built-in storage cupboard.

Bedroom 3 (3.23 x 3.71m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, papered décor, picture rail, laminate flooring, radiator, plastered emulsion and coved ceiling, original cast iron feature fireplace to remain as seen.

Loft Storage

Full width and depth of the main property with plastered emulsion décor and ceiling, wall light fittings, ample electric power points, ample concealed storage within eaves, genuine Velux double-glazed skylight window, hatch allowing access to additional loft storage with further Velux skylight window supplied with electric power and light.

Rear Garden

Low maintenance garden laid to astroturf with excellent rear access and purpose-built garden storage building.

Front Garden

Maintenance-free laid to artificial lawn, stone boundary wall with wrought iron balustrade above, 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.