

Terraced House - Llwynypia

£159,950 Sold STC

Property Reference: PP8172



We are delighted to offer for sale this beautifully presented, unique, traditional stone-built, deceptively spacious, three bedroom, stone cottage situated in this quiet, secluded, traditional quaint side street offering unspoilt views over the surrounding countryside and with immediate parking directly opposite. This property is unique and must be viewed and will not be available for long. It offers great family-sized accommodation with en-suite shower room/WC to master bedroom together with fitted wardrobes to master bedroom and bedroom 1. It will be sold including light fittings, fitted carpets and quality floor coverings throughout. It affords maintenance-free rear gardens, UPVC double-glazing including bay windows to front, traditional barn-style half and half entrance door, full gas central heating via combination boiler, spacious accommodation including an office area for the person who now works at home.



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first floor landing, three bedrooms, master bedroom with en-suite shower/WC and range of built-in wardrobes, maintenance-free rear garden with unspoilt views and with outbuilding.

Entranceway

Entrance via half and half style timber barn door which must be viewed allowing access to impressive hallway.

Entrance Hallway

Plastered emulsion décor and ceiling, two wall picture lights to remain as seen, two central heating radiators, ample electric power points, solid maple wood flooring, open-plan stairs to first floor elevation with fitted carpet and spindled balustrade, genuine prepared office area with downlighting and shelving, ideal for the home worker, full range of built-in storage cupboards providing ample hanging and shelving space to one wall, original type oak panelled door to side allowing access to lounge.

Lounge (4.95 x 4.26m not including depth of recesses)

Georgian UPVC double-glazed bay-fronted windows to front with unspoilt views, plastered emulsion décor and ceiling with pendant three-way ceiling light fitting to remain, one recess alcove fitted with glazed display shelving, wall light fittings to remain as seen, quality solid maple wood flooring, one Inglenook recess with original oak mantle ideal for ornamental display, central heating radiators, ample electric power points, television aerial socket, double opening to rear to open-plan family sitting room/dining room/fitted kitchen.

Open-Plan Sitting Room/Dining Room/Fitted Kitchen (5.67 x 4.38m)

Georgian UPVC double-glazed double French doors to rear with matching panels either side

allowing access onto rear gardens and with unspoilt views over the surrounding hills, plastered emulsion décor, two wall light fittings to remain, plastered emulsion and authentic beamed ceiling with range of recess lighting, quality flooring, central heating radiators, ample electric power points some with USB charging ports, original style oak panelled doors allowing access to utility room and bathroom/WC, a beautifully presented kitchen with a full range of quality fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, integrated double electric oven, Bosch microwave and five-ring gas hob with extractor canopy fitted above, ample work surfaces with splashback ceramic tiling and range of display lighting, single sink and drainer unit with central mixer taps, matching central island with kickboard lighting, further range of cupboards with feature kickboard lighting, integrated wine cooler, ample space for additional appliances if required.

Utility Room

Excellent size, plastered emulsion décor and ceiling with spotlight fitting, quality flooring, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, range of shelving to remain, single sink and drainer unit with plumbing for automatic washing machine, ample space for additional appliances.

Bathroom/WC

Beautifully presented bathroom/WC with patterned glaze Georgian UPVC double-glazed window to rear, plastered emulsion décor and ceiling with range of recess lighting, central heating radiator, quality flooring, chrome heated towel rail/radiator, further range of built-in storage cupboards including display cabinets, vanity units, storage units, tallboy, mirrored displays with downlighting, low-level WC, wash hand basin with central waterfall feature mixer taps set within base vanity unit with splashback ceramic tiling, bath with twin handgrips, central mixer taps with waterfall feature, overhead rainforest shower with attachments supplied direct from combi system, above bath shower screen panel.

First Floor Elevation

Landing

Georgian UPVC double-glazed window to rear affording unspoilt picturesque views, plastered emulsion décor and ceiling, fitted carpet, wall light fittings to remain, original oak panelled doors to bedrooms 1, 2 and 3.

Bedroom 1 (2.59 x 3.09m)

Georgian UPVC double-glazed window to rear with unspoilt views, plastered emulsion décor and ceiling, fitted carpet, electric power points, range of wall light fittings to remain, oak sliding doors to a range of built-in wardrobes providing ample hanging and shelving space, ornate glazed panel door allowing access to en-suite shower room/WC.

En-suite Shower Room/WC

Patterned glaze Georgian UPVC double-glazed window to front, plastered emulsion décor and ceiling, fitted carpet, radiator, fixtures and fittings to remain, Xpelair fan, wall light fitting, white suite to include low-level WC, wash hand basin set within base vanity unit, walk-in shower cubicle fully ceramic tiled with Triton electric shower, shower curtain and rail.

Bedroom 2 (3.54 x 2.16m)

Georgian UPVC double-glazed window to front, plastered emulsion décor and ceiling, range of wall light fittings to remain, fitted carpet, radiator, ample electric power points, generous access to loft.

Bedroom 3 (2.17 x 2.26m)

Georgian UPVC double-glazed window to front with unspoilt views, plastered emulsion décor and ceiling, wall light fittings to remain, fitted carpet, radiator, ample electric power points, full range of built-in wardrobes providing ample hanging and shelving

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.