

End of Terrace - Penygraig

£79,950 Sold STC

Property Reference: PP8265



First time buyers looking to get yourself onto the property ladder, look no further! This is a renovated and modernised two bedroom semi-detached property situated in this popular side street location offering immediate access to all services and amenities, close to rail, road and bus connections, ideal for children with Penygraig park at the top of the street and so much more. The property will be sold as seen including made to measure blinds, light fittings, fitted carpets and floor coverings, fridge/freezer and affords UPVC double glazing, gas central heating with a new combination boiler, maintenance free garden to rear laid to terrace with patio and artificial lawned areas with side access.



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Entrance via modern UPVC double glazed door into Entrance Hallway

Entrance Hallway

Plaster and emulsion décor, patterned artex ceiling, laminate flooring, central heating radiator, wall mounted and boxed in electric service meters, light oak panel door allowing access to lounge, staircase allowing access to first floor elevation with fitted carpet.

Lounge (4.26 x 6.12m)

UPVC double glazed window to front with made to measure blinds, plaster and emulsion décor, patterned artex ceiling with two pendant light fittings to remain, laminate flooring, two central heating radiators, ample electric power points, gas





service meters, modern oak panel door allowing access to Kitchen/Breakfast Room.

#### Kitchen/Breakfast room (2.85 x 3.43m)

Hardwood double glazed window to rear with made to measure blinds, matching door to rear allowing access to rear gardens, plaster and emulsion décor, plaster and emulsion ceiling with modern three-way spotlight fitting, central heating radiator, cushion floor covering, wall mounted gas combination boiler supplying both domestic hot water and gas central heating, full range of light beach fitted kitchen units comprising ample wall mounted units, base units, drawer packs, ample work surfaces with coordinate splash back ceramic tiling, integrated electric oven, four ring gas hob and extractor canopy fitted above, single sink drainer, plumbing for automatic washing machine, fridge/freezer free standing to remain as seen if required, ample space for additional appliances



#### First Floor

##### Landing

Hardwood double glazed window to rear overlooking rear gardens with made to measure blinds, plaster and emulsion décor, patterned artex ceiling, generous access to loft, spindle balustrade, fitted carpet, electric power points, white panel doors allowing access to bedroom one, two and bathroom/WC



##### Bedroom One (2.58 x 1.67m)

UPVC double glazed window to front, textured and emulsion ceiling, plaster and emulsion décor, quality fitted carpet, radiator, ample electric power points.

##### Bedroom Two (3.83 x 2.53m)

UPVC double glazed window to front, plaster and emulsion décor, patterned artex ceiling, quality new fitted carpet, radiator, ample electric power



points.

## Family Bathroom/WC

Good size with pattern glazed hardwood double glazed window to rear, plaster and emulsion décor, patterned artex ceiling, Xpelair fan, cushion floor covering, heated chrome towel rail/radiator, white suite to include panelled bath with above bath shower screen panel, central mixer taps and shower attachments, low level WC, wash hand basin with central mixer tap, ceramic tiling, complete tiling to bath area, double doors to built in storage cupboard fitted with shelving.

## Garden to rear

Maintenance free garden laid to paved patio and further allowing access onto artificial lawned garden. Also benefits from side access.

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**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**

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# 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.