

Terraced House - Porth

£128,000

Property Reference: PP8479



This is a beautifully presented, completely renovated and modernised, extended, two double bedroom formerly three bedroom, mid-terrace property situated in this quiet, sought after cul-de-sac street location, offering unspoilt picturesque south-facing views over the surrounding valley and mountains. The property benefits from UPVC double-glazing throughout, gas central heating and will include all light fittings, blinds, curtains, curtain poles, fitted carpets and floor coverings throughout. It offers great accommodation with new plastered walls and ceilings and modern fitted kitchen with integrated appliances to remain as seen.



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Entranceway

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

Porch

Papered décor, dado to centre, textured and covered ceiling, laminate flooring, wall-mounted electric service meters, clear glazed French door to rear allowing access to hallway.

Hallway

Matching décor, dado to centre, fitted carpet, textured and covered ceiling, radiator, staircase to first floor elevation with telephone point and matching carpet,





modern glazed panel door to side allowing access to lounge/diner.

Lounge/Diner (3.99 x 6.77m)

UPVC double-glazed window to front with made to measure blinds offering unspoilt south-facing views, plastered emulsion décor and coved ceiling with ornate centrepieces and two pendant ceiling light fittings, two recess alcoves, laminate flooring, central heating radiator, feature raised fireplace on stone hearth with ornamental real flame gas fire to remain as seen, ample electric power points, two patterned glazed panel windows to rear through to kitchen, modern glazed panel door to side allowing access to lobby.

Lobby

Tongue and groove panel décor, plastered emulsion ceiling, laminate flooring, doors to understairs storage, opening through to kitchen.

Kitchen (2.75 x 4.82m not including depth of recesses)

UPVC double-glazed window and barn-style door to rear allowing access to rear gardens, plastered emulsion décor and ceiling with dome light fitting, two modern three-way spotlight fittings to remain, central heating radiator, tiled flooring, full range of ivory fitted kitchen units including ample wall-mounted units, base units, drawer pack, dish racks, display cabinets, larder units, ample work surfaces with co-ordinate splashback ceramic tiling, stainless steel sink and drainer with central mixer taps, plumbing for automatic washing machine, built-in electric oven, microwave, four-ring gas hob and extractor canopy fitted above, ample space for additional appliances and kitchen table and chairs if required, patterned glazed panel door to rear allowing access to

bathroom and separate WC.

Bathroom

Fully ceramic tiled décor floor to ceiling, plastered emulsion ceiling, radiator, tiled flooring, sage in colour bathroom suite comprising panelled bath with twin handgrips, central mixer taps, door to side allowing access to separate WC.

Separate WC

Patterned glaze UPVC double-glazed window to side, matching décor, tiled and coved ceiling, tiled flooring, matching low-level WC, wash hand basin, fixtures and fittings included.

First Floor Elevation

Landing

Matching décor to hallway, UPVC double-glazed window to rear, plastered emulsion and coved ceiling with generous access to loft, fitted carpet, doors allowing access to bedrooms 1 and 2, further door to built-in storage cupboard.

Bedroom 1 (4.94 x 3.61m)

Two UPVC double-glazed windows to front both with roller blinds offering unspoilt views, plastered emulsion décor and coved ceiling with pendant ceiling light fitting, two radiators, fitted carpet, ample electric power points. This bedroom formerly two bedrooms.

Bedroom 2 (2.38 x 2.99m not including depth of fitted wardrobes)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and coved ceiling, fitted carpet, ample electric power points, full range of built-in wardrobes to one wall with ample hanging and shelving space, one section housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating with the addition of central heating radiator acting as airing cupboard.

Rear Garden

Currently laid to grass with great potential, small outbuilding, original stone boundary walls, excellent rear access.

EPC Rating E

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.