

Terraced House - Treorchy

£95,000 Sold STC

Property Reference: PP8500



This is an incredibly, deceptively spacious three/four bedroom, mid-terrace property situated in a convenient location, ideal for access to the main shopping centre at Treorchy with all its amenities and facilities, local pubs, cafes and bars, schools at all levels, rail, bus and road connections not forgetting the unspoilt views over the surrounding mountains and Treorchy rugby field. This property would ideally suit a family, great opportunity for first time buyer or property investor. The property requires some upgrading but cosmetic only and is priced to achieve a quick sale. It benefits from UPVC double-glazing, gas central heating, will be sold as seen with blinds, light fittings, carpets, floor coverings etc, flat maintenance-free rear garden with potential rear lane access if required.



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Entranceway

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

Hallway

Wood panel décor, patterned artex ceiling, ornate glazed door to side allowing access to lounge.

Lounge (6.90 x 4.19m)

UPVC double-glazed window to front with blinds included, papered décor with one feature wall, plastered emulsion and coved ceiling with pendant ceiling light fittings, laminate flooring, two radiators, ample electric power points, two wall light fittings to remain, Adam-style feature fireplace with marble hearth housing pebble electric fire, two recess alcoves both fitted with base storage, one housing





gas service meters, window to rear with blinds through to kitchen/diner, open-plan stairs to first floor elevation with ranch-style balustrade and fitted carpet, patterned glaze panel door to rear allowing access to kitchen/diner.

Kitchen/Diner (4.40 x 4.85m not including depth of recesses)

UPVC double-glazed window and double French doors to rear allowing access to rear gardens, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling with recess lighting, tiled flooring, central heating radiator, full range of white fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, larger units, display cabinets, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four ring electric hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine.

First Floor Elevation

Landing

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor, patterned artex ceiling, generous access to loft, fitted carpet, electric power points, telephone point, white panel door allowing access to inner landing.

Inner Landing

Plastered emulsion décor, patterned artex ceiling, fitted carpet, electric power points, further white doors allowing access to bedrooms 1, 2, 3 and family bathroom.

Bedroom 1 (3.61 x 4.32m)

UPVC double-glazed window to front, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, ample electric power points, full range of built-in wardrobes to one wall providing ample

hanging and shelving space with central mirror-fronted door.

Bedroom 2 (3.52 x 2.05m)

UPVC double-glazed window to front, papered décor, textured emulsion ceiling, fitted carpet, electric power points, opening to side through to dressing room/study or bedroom 4.

Dressing Room/Study (2.02 x 3.28m)

Further UPVC double-glazed window to front, papered décor, textured and coved ceiling, fitted carpet, electric power points, radiator.

Bedroom 3 (4.27 x 3.19m)

UPVC double-glazed window to rear with made to measure blinds, papered décor, patterned artex ceiling, access to loft, ample electric power points, radiator.

Family Bathroom

Patterned glaze UPVC double-glazed window to rear, fully ceramic tiled floor to ceiling, plastered emulsion ceiling, tiled flooring, chrome heated towel rail, white suite to include panelled bath with central mixer taps, wash hand basin with waterfall central mixer taps housed within high gloss base vanity unit, walk-in shower cubicle with overhead rainforest shower and attachments supplied direct from combi boiler, low-level WC.

Rear Garden

Laid to concrete yard with further astroturf lawned section with potential of rear lane access if required.

EPC Rating D

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.