

Terraced House - Cwmparc

£72,000

Property Reference: PP8578



This is a two double bedroom, modern-style, open-plan mid-terrace stone cottage with forecourt approach and garden to rear situated in this popular location offering immediate walks out onto the open countryside and mountains. This property benefits from renovation and modernisation and includes UPVC double-glazing to front only, gas central heating and would ideally suit first time buyer to get onto the property ladder. It offers easy walking distance to the main village at Treorchy with rail, road and bus connections and many facilities including coffee shops and bars. It is offered for sale at this very realistic price in order to achieve a quick sale. It briefly comprises, entrance porch, spacious open-plan lounge/kitchen/diner, utility room, bathroom with separate WC, first floor landing, two double bedrooms, gardens to front and rear.



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Entranceway

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

Porch

Plastered emulsion décor, papered ceiling, wall-mounted electric service meters, laminate flooring, staircase to first floor elevation with fitted carpet, patterned glaze French door to side allowing access to open-plan lounge/kitchen/diner.

Open-Plan Lounge/Kitchen/Diner (6.07 x 4.13m not including depth of recesses)

UPVC double-glazed window to front overlooking front gardens, plastered emulsion décor and ceiling, laminate flooring, two central heating radiators, ample electric power points, telephone socket, ample electric power points, double doors to built-in storage cupboard fitted with shelving, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces





with co-ordinate splashback ceramic tiling, matching breakfast bar, integrated electric oven, four-ring electric hob, single sink and drainer unit with central mixer taps, glazed panel door to rear allowing access to utility room.

Utility Room

Patterned glaze timber door to rear through to rear garden, plastered emulsion décor with one wall ceramic tiled, papered ceiling, laminate flooring, plumbing for automatic washing machine, ample electric power points, further work surfaces, door to side allowing access to bathroom and separate WC.

Bathroom

Patterned glaze timber window to rear, ceramic tiling to halfway, plastered emulsion décor above, plastered emulsion ceiling, cushion floor covering, radiator, white suite to include panelled bath with central mixer taps and shower attachments, wash hand basin with central mixer taps set within high gloss base vanity unit, door to side allowing access to separate WC.

Separate WC

Patterned glaze window to rear, ceramic tiling to two thirds to two walls with plastered emulsion décor above, emulsion ceiling, low-level WC in white, cushion floor covering.

First Floor Elevation

Landing

Plastered emulsion décor, access to loft, fitted carpet, original farmhouse style panel doors allowing access to bedrooms 1 and 2.

Bedroom 1 (3.68 x 4.24m)

UPVC double-glazed window to front, plastered emulsion décor and coved ceiling, fitted carpet, radiator, ample electric power points.

Bedroom 2 (2.30 x 4.22m)

Timber window to rear, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power

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points, built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Excellent potential with good rear access, currently laid to grass.

Front Garden

Laid to grass with concrete block-built boundary walls and offering great potential.

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.