

Terraced House - Cwmparc

£94,950

Property Reference: PP8579



Renovated and modernised, formerly four bedroom, double extended, mid-terrace property, now converted to a two double bedroom with spacious bathroom/WC/shower with range of built-in wardrobes to remain as seen. A convenient location, with flat garden to rear, immediate access to the main shopping village of Treherbert itself and easy access to schools at all levels and direct access to rail, bus and road connections. This property affords UPVC double-glazing throughout, gas central heating, will include fitted carpets and light fittings, and offers generous accommodation. It affords flat low maintenance rear garden with rear lane access and two excellent sized reception rooms, one as the main open-plan lounge with additional sitting room/dining room, fitted kitchen and lobby, two generous sized double bedrooms with spacious split-level bathroom/WC/shower.



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Entranceway

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

Porch

Wood panelling to walls and ceiling, laminate flooring, boxed in electric service meters, bevel-edged glazed panel door to rear allowing access to lounge.

Lounge (4.55 x 6.80m not including depth of recesses)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, two wall light fittings to remain as seen, two arched recess alcoves, one with base storage housing gas service meters, fitted carpet, central heating radiators, ample electric power points, open-plan stairs to first floor elevation with fitted carpet and spindled balustrade, colour-stained feature circular window to rear, bevel-edged glazed panel door to rear allowing access to dining room.

Dining Room (4.76 x 4.13m)





not including depth of recesses)

UPVC double-glazed window to rear, plastered emulsion décor and ceiling with recess feature archway, laminate flooring, two radiators, two wall light fittings, access to understairs storage, ample electric power points, doorway to rear through to kitchen.

Kitchen (3.83 x 3.16m)

Two UPVC double-glazed windows to rear, further window to side, plastered emulsion décor and ceiling with spotlight fitting, ceramic tiled flooring, central heating radiator, full range of ivory fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, gas cooker power point, door to built-in storage cupboard fitted with shelving, opening to side to lobby.

Lobby

Plastered décor to halfway with further UPVC double-glazed windows above with opening skylights, panelled ceiling, ceramic tiled flooring, UPVC double-glazed door to rear allowing access to rear gardens.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, generous access to loft, spindled balustrade, fitted carpet, ample electric power points, white panel doors to bedrooms 1 and 2 and family bathroom.

Bedroom 1 (4.13 x 3.10m not including depth of built-in wardrobes)

Two UPVC double-glazed windows to front, plastered emulsion décor with one wall papered, wall-mounted light fittings to remain as seen, plastered emulsion ceiling, fitted carpet, ample electric power points, central heating radiator, full range of built-in wardrobes to



one wall providing ample hanging and shelving space, matching bedside cabinets and chest of drawers including vanity unit.

Bedroom 2 (3.11 x 3.25m)

UPVC double-glazed window to rear, plastered emulsion décor and ceiling, fitted carpet, ample electric power points, radiator, range of built-in wardrobes to one wall providing ample hanging and shelving space.

Family Bathroom/WC

Generous sized bathroom with two patterned glaze UPVC double-glazed windows to side, wood panel décor to one wall, wood panel ceiling with two ceiling light fittings, remaining wall ceramic tiled, partially carpeted and with one section ceramic tiled flooring, central heating radiator, range of built-in storage cupboards fitted with shelving and housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, white suite to include panelled bath with twin handgrips, central mixer taps with shower attachment, low-level WC, wash hand basin with central mixer taps, walk-in shower cubicle with shower supplied direct from combi system.

Rear Garden

Laid to concrete paved patio with rendered boundary walls and purpose-built garden storage shed.

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.