

Terraced House - Ferndale

£119,950

Property Reference: PP8615



This is a completely renovated and modernised, three double bedroom, double extended property situated in one of the most sought after residential side streets of Ferndale offering immediate access to all services, unspoilt views over the surrounding hills and mountains, school on the same street and play area for young children. It offers great family sized accommodation, benefitting from UPVC double-glazing, gas central heating, will be sold including fitted carpets, floor coverings, blinds and many extras, integrated appliances to the kitchen include fridge/freezer, dishwasher, automatic washing machine and five-ring gas cooking range, terraced low maintenance garden to rear laid to decked patio and patio gardens with outside water tap fitting and additional storage beneath decked patio.



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Entranceway

Entrance via light oak-effect UPVC double-glazed door allowing access to spacious entrance hall.

Hall

Plastered emulsion décor and coved ceiling, wall-mounted and boxed in electric service meters, laminate flooring, double-glazed window to side through to main lounge, glazed panel door to rear allowing access to lounge.

Lounge (6.25 x 4.21m not including depth of recesses)

Two brass Georgian led light oak-effect UPVC double-glazed windows to front both with made to measure blinds to remain as seen, plastered emulsion décor and coved ceiling,





quality laminate flooring, central heating radiators, ample electric power points, Inglenook recess with oak mantle, ideal for ornamental display or perhaps electric fire, two recess alcoves either side, one with base storage housing gas service meters, open-plan stairs to first floor elevation with modern fitted carpet and spindled balustrade, modern light oak panel door to rear allowing access to kitchen/diner.

Kitchen/Diner (2.80 x 6.10m not including depth of recesses)

Two UPVC double-glazed windows to rear overlooking rear gardens with made to measure blinds, UPVC double-glazed door to rear allowing access to rear gardens, plastered emulsion décor and coved ceiling with two modern pendant ceiling light fittings to remain, porcelain tiled flooring, central heating radiator, wall-mounted and boxed in gas combination boiler supplying domestic hot water and gas central heating, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces and co-ordinate splashback ceramic tiling, integrated fridge/freezer within larder unit, automatic washing machine included and built-in dishwasher, single sink and drainer unit with central mixer taps, modern Belling five-ring cooking range to remain with extractor canopy fitted above, ample space for additional appliances and family sized dining table and chairs if required.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, generous access to loft, quality modern fitted carpet, white panel doors to bedrooms 1, 2, 3 and family bathroom.

Bedroom 1 (3.15)

x 4.31m)

Brass leaded Georgian light oak-effect UPVC double-glazed window to front offering unspoilt views of the surrounding mountains, made to measure blinds included, plastered emulsion décor and ceiling, quality fitted carpet, radiator, ample electric power points.

Bedroom 2 (3.36 x 3.24m)

Brass leaded Georgian light oak-effect UPVC double-glazed window to front with unspoilt views, made to measure blinds included, plastered emulsion décor and ceiling, quality fitted carpet, radiator, ample electric power points.

Bedroom 3 (3.99 x 2.78m)

UPVC double-glazed window to rear overlooking rear gardens with made to measure blinds, plastered emulsion décor and ceiling, laminate flooring, radiator, electric power points.

Family Bathroom

Spacious family bathroom with patterned glaze UPVC double-glazed window to rear, fully ceramic tiled floor to ceiling, modern blinds included, plastered emulsion ceiling with Xpelair fan, ceramic tiled flooring, fixtures and fittings, chrome heated towel rail, modern white suite to include bath with twin handgrips, above bath shower screen panel, central mixer taps, shower attachments, low-level WC, wash hand basin.

Rear Garden

Beautifully presented landscape garden laid to terraces with spindled balustrade, excellent rear lane access, additional storage, external lighting, outside water tap fitting and is laid to decked area and patio

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.