

Terraced House - Ferndale

£119,950

Property Reference: PP8646



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Situated here in this quiet cul-de-sac side street position, we offer for sale this beautifully presented, renovated and modernised, three bedroom, mid-terrace property with forecourt approach and garden to rear. It affords views over the surrounding valley, benefits from UPVC double-glazing and gas central heating, all fitted carpets and floor coverings will remain as seen. This property offers excellent family-sized accommodation with three generous sized bedrooms. It offers easy access to all services and amenities with all link roads for the M4 corridor close by. Arrange your appointment today to avoid disappointment. This is a quiet side street, ideal for children. It briefly comprises, entrance hallway, spacious open-plan lounge/diner, modern fitted kitchen with breakfast area, modern bathroom/WC, first floor landing, three bedrooms, gardens to front and rear.



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Entranceway

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

Hallway

Plastered emulsion décor, one feature wall papered, laminate flooring, plastered emulsion ceiling, electric power points, radiator, wall-mounted and boxed in gas service meters, door to built-in storage cupboard, matching white panel door to rear allowing access to lounge.

Lounge (5.31 x 4.29m)

UPVC double-glazed window to front, plastered emulsion décor with one feature wall papered, two recess alcoves both fitted with downlighting again with feature décor, gas service meters housed within recess storage, quality laminate flooring, two central heating radiators, open-plan stairs to first floor elevation with modern fitted carpet, white panel doors allowing access to kitchen and bathroom.

Kitchen



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(4.13 x 2.33m)

UPVC double-glazed window to rear, UPVC double-glazed door to rear allowing access to gardens, tiled flooring, plastered emulsion décor, plastered emulsion ceiling with range of recess lighting, modern high gloss fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, larder unit, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, integrated electric oven, four-ring electric hob, extractor canopy fitted above, matching breakfast bar, ample electric power points, radiator.



Bathroom

Excellent size bathroom, patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with range of recess lighting and Xpelair fan, porcelain tiled flooring, heated towel rail/radiator, modern suite finished in white comprising panelled bath with central mixer taps, overhead rainforest shower with attachments supplied direct from combi system, wash hand basin set within modern wall-mounted base unit with central mixer taps and low-level WC, fixtures and fittings to remain, fully ceramic tiled to bath area.



First Floor Elevation

Landing

Plastered emulsion décor and ceiling, generous access to loft, UPVC double-glazed window to rear, quality fitted carpet, electric power points, white panel doors to bedrooms 1, 2 and 3.

Bedroom 1 (2.82 x 2.21m)

UPVC double-glazed to front affording unspoilt views, plastered emulsion décor and ceiling, modern fitted carpet, radiator, electric power points.

Bedroom 2 (2.99)



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x 3.84m)

UPVC double-glazed window to front affording unspoilt views, plastered emulsion décor with one wall papered, plastered emulsion ceiling, fitted carpet, ample electric power points, radiator.

Bedroom 3 (3.01 x 2.39m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, quality fitted carpet, radiator, ample electric power points.

Front Garden

Laid to paved patio with original stone front boundary wall with picket fence above and matching gate allowing main access.

Rear Garden

Laid to patio, maintenance free with garden storage building and excellent rear access.

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.