

propertyplus for sale

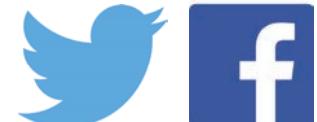
Semi-Detached House - Ferndale

£95,000 Sold STC

Property Reference: PP8711



This is a spacious, three bedroom, semi-detached property with gardens to front and rear and side access, situated in this popular location of Maerdy, offering easy access to all services. The property is also commemorated with a plaque, identifying Morty the singer/songwriter resided here for many years. The property itself benefits from UPVC double-glazing, gas central heating, will include light fittings, carpets, floor coverings etc, fixtures and fittings as seen. It offers excellent family-sized accommodation and has been priced in order to achieve a quick sale. It briefly comprises, entrance hallway, lounge, fitted kitchen, sitting room/dining room, utility/lobby, cloaks/WC, first floor landing, three bedrooms, family bathroom/WC, gardens to front and rear.



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Entranceway

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

Hallway

Spacious entrance hallway with textured emulsion ceiling with three way modern ceiling light fitting, papered décor, laminate flooring, radiator, ample electric power points, staircase allowing access to first floor elevation, ornate glazed panel doors allowing access to lounge and kitchen.

Lounge (4.22 x 3.70m)

UPVC double-glazed window to front overlooking front gardens, textured ceiling with pendant ceiling light fitting, papered décor, dado to centre, central heating radiator, ample electric power points, telephone point, laminate flooring, fireplace to main feature wall ideal for ornamental display.

Kitchen (2.59 x 3.13m)

UPVC double-glazed window to rear overlooking rear gardens, textured emulsion ceiling with modern four-way spotlight fitting, quality flooring, marble-effect



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panelling to halfway with papered décor above, full range of light oak-effect fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces, circular insert bowl and matching drainer with central mixer taps, space for freestanding gas cooker if required, plumbing for automatic washing machine, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, access to inner lobby.

Second Reception Room/Dining Room (3.15 x 2.58m)
UPVC double-glazed window to rear overlooking rear gardens, textured and emulsion ceiling with three-way pendant ceiling light fitting, quality flooring, central heating radiator, papered décor, ample electric power points.

Lobby

Textured emulsion ceiling, UPVC double-glazed window to side, composite double-glazed door to side allowing access to front and rear gardens, plumbing for automatic washing machine, ample space for additional appliances, concertina door allowing access to cloaks/WC.

Cloaks/WC

Further patterned glaze UPVC double-glazed window to side, emulsion décor, flooring, textured emulsion ceiling, low-level WC.

First Floor Elevation

Landing

UPVC double-glazed window to side, papered décor, textured emulsion ceiling with generous access to loft, laminate flooring, radiator, electric power points, panel doors to bedrooms 1, 2, 3 and family bathroom.

Bedroom 1 (2.65 x 2.55m)

UPVC double-glazed window to front, papered décor, textured emulsion ceiling, laminate flooring, ample electric power points.

Bedroom 2 (3.74 x 3.66m not including depth of doorway)

UPVC double-glazed window to front, papered décor, textured emulsion ceiling, laminate flooring, radiator, ample electric power points, range of built-in wardrobes to one wall providing ample hanging and shelving space.

Bedroom 3 (4.17 x 2.50m)

UPVC double-glazed window to rear, textured emulsion ceiling, papered décor, laminate flooring, ample electric power points, radiator.

Family Bathroom

Patterned glaze UPVC double-glazed window to rear, papered décor, textured ceiling with Xpelair fan, laminate flooring, chrome heated towel rail, white suite to include panelled bath with electric shower fitted over, fully ceramic tiled to bath area, low-level WC, wash hand basin set within base vanity unit.

Rear Garden

Laid to lawn with mature shrubs, evergreens, conifer trees and hedgings creating excellent privacy, two timber garden storage buildings, one an Austrian summerhouse, the other in need of some attention, side access.

Front Garden

Mature garden, heavily stocked with plants, shrubs etc with gravel features, evergreen hedging with cast iron gate allowing main entrance.

EPC Rating

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.