

Terraced House - Porth

£169,950

Property Reference: PP8901



Here we offer for sale this beautifully refurbished, modern three bedroom, mid-terrace property situated in one of the most popular, sought after side street locations, Nythbran Terrace, Llwynelyn, Porth. The property is situated in such a quiet side street with outstanding unspoilt views overlooking the surrounding mountains and valley. The property has benefitted from complete renovation and modernisation throughout to high specification with quality appliances, fixtures and fittings together with carpets and floor coverings included. The property benefits from UPVC double-glazing and gas central heating, offers generous family-sized accommodation, close to schools, transport connections, outstanding walks over the surrounding hills and leisure facilities in the village of Porth itself. Arrange your appointment to view this property to avoid disappointment. Highly recommended.



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Entranceway

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

Hallway

Plastered emulsion décor and ceiling, wall-mounted and boxed in electric service meters, quality new fitted carpet, ample electric power points, modern slimline radiator, etched glazed oak panel door to rear allowing access to impressive, open-plan lounge/diner.

Open-Plan Lounge/Diner (6.23 x 4.68m not including depth of recesses)

New modern sash-effect UPVC double-glazed windows to front with made to measure blinds, plastered emulsion décor and ceiling with two modern pendant ceiling light fittings included, quality fitted carpet, staircase allowing access to first floor elevation with matching fitted carpet and glazed balustrade, three modern slimline contrast central heating



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radiators, main feature panel wall with two recess alcoves with display downlighting and feature tiling both with base storage cupboards, one housing gas service meters, central panel feature with ornamental electric feature insert fire to remain as seen with oak mantel, electric power points, television aerial connections currently wall-mounted for the insertion of wall-mounted television if required, modern etched glazed panel doors allowing access to kitchen/breakfast room, solid oak panel door allowing access to understairs storage, second etched glaze panel door allows access also to the kitchen area with glazed panel to side.

Kitchen/Breakfast Room (4.79 x 3.29m not including depth of recesses)
UPVC double-glazed windows and door to rear allowing access and overlooking rear garden, plastered emulsion décor and ceiling with range of recess lighting and two genuine Velux double-glazed skylight windows, porcelain tiled flooring, range of modern high gloss quality white fitted kitchen units to include wall-mounted units, larder units, pan drawers, matching feature island with display kickboard lighting, ample work surfaces with matching splashback, integrated wine cooler, oven, microwave, induction hob with extractor canopy, integrated fridge/freezer, automatic washing machine, dishwasher, ample electric power points, ample space for seating if required, television connections for wall-mounted television if required, modern slimline central heating radiator. This kitchen really must be viewed. Oak panel door to rear allowing access to bathroom/WC.

Bathroom/WC

Good size with patterned glaze UPVC double-glazed window to side and rear, plastered emulsion ceiling with range of recess lighting, Xpelair fan, plastered emulsion décor with one wall ceramic tiled to halfway with vanity mirror above, further wall fully porcelain tiled to bath area, modern white suite to include, shower shaped panel bath with above bath shower screen, central waterfall feature mixer taps, overhead rainforest shower with attachments, shower supplied direct from combi system, close-coupled WC, wash hand basin set within high gloss base vanity unit with central waterfall feature mixer taps, slimline modern radiator.

First Floor Elevation

Landing

UPVC double-glazed window to rear, plastered emulsion décor and ceiling with modern pendant ceiling light fitting included, glazed balustrade, quality fitted carpet, generous access to loft, clear glazed oak panel doors to bedrooms 1, 2, 3, further door allowing access to cloaks/WC.

Cloaks/WC

Plastered emulsion décor and ceiling, quality matching fitted carpet, white suite comprising of low-level WC with combination wash hand basin with central waterfall feature mixer taps.

Bedroom 1 (2.41 x 2.31m)

Modern sash-effect UPVC double-glazed window to front with made to measure blinds offering unspoilt views of the surrounding hills and mountains, plastered emulsion décor and ceiling with modern pendant ceiling light fitting, quality fitted carpet, ample electric power points, contrast slimline modern central heating radiator.

Bedroom 2 (2.49 x 3.57m)

Modern sash-effect UPVC double-glazed window to front with made to measure blinds offering unspoilt views over the surrounding hills and mountains, plastered emulsion décor and ceiling with modern pendant ceiling light fitting to remain, quality fitted carpet, contrast slimline radiator, ample electric power points.

Bedroom 3 (3.12 x 2.60m)

UPVC double-glazed window to rear overlooking rear gardens with made to measure blinds, plastered emulsion décor and ceiling with modern pendant ceiling light fitting included, quality fitted carpet, ample electric power points, contrast slimline central heating radiator.

Rear Garden

Beautifully presented garden to rear laid to patio area allowing access to terraced garden laid to sandstone patio with aluminium balustrade with glazed panels, a feature timber wall sets this garden to its maximum, water tap fitting, external electric power points.

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.