

End of Terrace - Ferndale

£115,000

Property Reference: PP8950



Properties seldom become available in this sought after, quiet, cul-de-sac side street, offering unspoilt views over the surrounding hills, mountains and playing fields. It is conveniently located offering easy access to all services and amenities with schools at all levels close by. This property is being sold reluctantly and has been in the same family for many years. It has been very well maintained and offers generous sized family accommodation with four bedrooms. End terrace with forecourt approach and garden to rear with numerous outbuildings. It benefits from UPVC double-glazing and gas central heating however offers great potential.





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## Entranceway

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

## Hallway

Papered décor, dado to centre, plastered emulsion and coved ceiling, wall-mounted electric service meters, laminate flooring, radiator, staircase to first floor with fitted carpet, ornate glazed panel door to side allowing access to lounge/diner.

## Lounge/Diner (3.41 x 6.41m not including depth of recesses)

UPVC double-glazed window to front with made to measure blinds, UPVC double-glazed window to rear with made to measure blinds, papered décor, two radiators, ample electric power points, fitted carpet, feature fireplace to main facing wall housing gas fire, white panel door to understairs storage, ornate glazed panel door to rear allowing access to kitchen/diner.

## Kitchen/Diner (3.19 x 2.92m)

UPVC double-glazed







window to side with blinds, plastered emulsion décor, patterned artex and coved ceiling with electric striplight fitting, radiator, laminate flooring, door to rear allowing access to shower room/WC, range of wall and base units in high gloss white finish with work surfaces, ample electric power points, further UPVC double-glazed door to side allowing access to further kitchen area.

#### Kitchen Area

UPVC double-glazed window and door to rear allowing access to rear gardens, plastered emulsion ceiling with electric striplight fitting and dome light for additional light, emulsion décor with one wall ceramic tiled, further range of base and wall units, central heating radiator, single sink and drainer unit.



#### Shower Room/WC

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor floor to ceiling to three walls, patterned artex ceiling, non-slip flooring, radiator, white suite to include low-level WC, wash hand basin, walk-in shower cubicle housing electric shower, fixtures and fittings to remain.



#### First Floor Elevation

##### Landing

Matching décor to hallway, fitted carpet, spindled balustrade, central heating radiator, textured and coved ceiling with generous access to loft, doors to bedrooms 1, 2, 3 and 4.

##### Bedroom 1 (2.77 x 2.20m)

UPVC double-glazed window to front with blinds, papered décor, patterned artex and coved ceiling, fitted carpet, radiator, electric power points, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.



##### Bedroom 2 (2.91 x 3.74m)

UPVC double-glazed window to front, papered décor, textured

and coved ceiling, fitted carpet, radiator, electric power points.

#### Bedroom 3 (2.92 x 2.59m)

UPVC double-glazed window to rear with blinds offering unspoilt views, papered décor, textured and coved ceiling, radiator, electric power points, range of built-in storage cupboards.

#### Bedroom 4 (2.96 x 2.88m)

UPVC double-glazed window rear offering unspoilt views, papered décor, patterned artex and coved ceiling, radiator, laminate flooring, ample electric power points.

#### Rear Garden

Low maintenance garden laid to paved patio with access to outbuildings and unspoilt views over the surrounding mountains and playing fields, excellent lane access, formerly one outbuilding would have been a garage.

#### Front Garden

Maintenance free laid to concrete paved patio, block-built front boundary wall with wrought iron balustrade above and matching gate allowing main access.

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## 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

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# 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.