

# propertyplus for sale

## Terraced House - Treorchy

£175,000

Property Reference: PP9021



propertyplus  
property-plus.co.uk

This is a completely renovated and modernised, triple extended, mid-terrace property situated in this prime residential location offering immediate access to all services including rail and bus connections, schools at all levels including Treorchy Comprehensive School.



 **rightmove**  
The UK's number one property website

 **Zoopla**  
Smarter property search

 **Gumtree**

[www.propertypluswales.co.uk](http://www.propertypluswales.co.uk)

Call Free 0800 043 7300

# Terraced House - Treorchy

£175,000

Property Reference: PP9021

This is a completely renovated and modernised, triple extended, mid-terrace property situated in this prime residential location offering immediate access to all services including rail and bus connections, schools at all levels including Treorchy Comprehensive School. It affords walks over the surrounding parks, leisure facilities. This property offers excellent family-sized accommodation and must be viewed internally. Renovated and modernised by a local builder to excellent standards, an early viewing is highly recommended. All fitted carpets, floor coverings, light fittings, integrated appliances to remain as seen. The convenience of cloaks/WC to lower ground, ground and family bathroom/WC to first floor. Excellent sized modern fitted kitchen/dining room/sitting room in addition to the main lounge. Excellent sized garden to rear with views and further potential for building detached garage or driveway, subject to planning. Book your appointment today to avoid disappointment. It briefly comprises, open-plan entrance hallway, spacious lounge, inner hallway, cloaks/WC, first floor landing, three bedrooms, family bathroom/WC, lower ground floor, open-plan fitted kitchen/dining room/sitting room, cloaks/WC, garden to rear.

## 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 modern new fitted carpet, radiator, electric power points, staircase allowing access to lower ground floor, modern double clear glazed panel doors to side allowing access to lounge.

## Lounge (3.70 x 6.57m not including depth of recesses)

UPVC



propertyplus  
property-plus.co.uk



propertyplus



propertyplus



propertyplus  
property-plus.co.uk



double-glazed windows to front and rear offering unspoilt views of the surrounding area, plastered emulsion décor and ceiling, quality modern fitted carpet, two central heating radiators, two recess alcoves, one with base storage housing gas service meters, both fitted with wall light fittings, ample electric power points, television aerial sockets, white panel door to side allowing access to inner hallway.

#### Inner Hallway

Plastered emulsion décor and ceiling with recess lighting, quality modern new fitted carpet, staircase allowing access to first floor elevation with modern fitted carpet and white panel door to rear allowing access to cloaks/WC.

#### Cloaks/WC

Patterned glaze UPVC double-glazed window to side, quality ceramic tiling to two thirds with plastered emulsion décor above, plastered emulsion ceiling with recess lighting, quality flooring, modern slimline radiator, white suite to include low-level WC, wash hand basin with central waterfall feature mixer taps housed within high gloss base vanity unit.

#### First Floor Elevation

##### Landing

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

##### Bedroom 1 (2.36 x 1.85m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric power points.

##### Bedroom 2 (2.67 x 3.33m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric power points.

##### Bedroom 3 (2.69 x 3.08m)

UPVC double-glazed

window to rear offering unspoilt views, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, ample electric power points.

#### Family Bathroom

Spacious family bathroom, patterned glaze UPVC double-glazed window to rear, fully ceramic tiled floor to ceiling, plastered emulsion ceiling with range of recess lighting, quality tiled flooring, modern slimline radiator/heated towel rail, contrast suite fitted in white comprising panelled bath with central mixer taps, overhead rainforest shower and attachments supplied direct from combi system with concertina above-bath shower screen panel, low-level WC, wash hand basin with central mixer waterfall feature mixer taps housed within slate grey high gloss base vanity unit.

#### Lower Ground Floor

##### Fitted Kitchen/Dining Room/Sitting Room (5.92 x 4.52m)

UPVC double-glazed window and door to rear allowing access and overlooking rear gardens, plastered emulsion décor and ceiling, quality tiled flooring, modern slimline radiator, ample electric power points, feature three-way pendant ceiling light fitting, additional matching light fitting to recess to lounge, range of recess lighting to kitchen area, full range of fitted kitchen units in graphite grey comprising ample wall-mounted units, base units, kickboard lighting, display feature downlighting, ample work surfaces with co-ordinate splashback ceramic tiling, integrated double electric oven, four ring gas hob, modern extractor unit fitted above, further matching unit housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances and kitchen table and chairs if required, Xpelair fan, white panel door allowing access to cloaks/WC.

#### Cloaks/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor with one feature wall tiled, plastered emulsion ceiling with recess lighting, modern slimline radiator, combination low-level WC with combined wash hand basin with central mixer taps above.

#### Rear Garden

Extremely spacious garden laid to two levels with concrete paved patio and views over the surrounding park, further allows access to additional tier which offers excellent potential for driveway or detached garage to be built subject to planning applications, alternatively this offers a great sized garden for any family.

---

## 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.