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for sale

Terraced House - Treorchy

£145,000

Property Reference: PP9060



This is a completely renovated and modernised, double extended, mid-terrace property situated in this sought after location offering direct access into the village with all its amenities and facilities including bars, coffee shops and high street shops.



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This is a completely renovated and modernised, double extended, mid-terrace property situated in this sought after location offering direct access into the village with all its amenities and facilities including bars, coffee shops and high street shops. This property, recently renovated and modernised and nearing completion, benefits from new UPVC double-glazing, gas central heating, new walls, floors and ceilings, electrical rewiring, new modern fitted kitchen with dining area, ground floor cloaks/WC together with first floor bathroom/WC, all new fitted carpets and floor coverings, maintenance-free rear garden with excellent rear lane access. This property is ideal for families with schools at all levels close by including Treorchy Comprehensive School, easy access to rail and road connections. An early viewing is highly recommended. It briefly comprises entrance hall, open-plan spacious lounge, modern fitted kitchen with dining area, inner lobby, cloaks/WC, first floor landing with inner landing, three generous sized bedrooms, family bathroom/WC, garden to rear.

Entranceway

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

Hallway

Plastered emulsion décor and ceiling, wall-mounted and boxed in electric service meters, laminate flooring, white panel door to rear allowing access to lounge.

Lounge (4.38 x 6.66m)

Sash-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling, laminate flooring, two central heating radiators, ample electric power points, gas service meters housed within recess storage cupboard, open-plan stairs to first floor elevation with ranch-style balustrade, window to rear





through to kitchen/diner, white panel door to rear allowing access to kitchen/diner.

Kitchen/Diner (4.41 x 4.49m, extending into lobby)

Kitchen Area

Plastered emulsion décor and ceiling, dome skylight for additional natural light, laminate flooring, full range of stone fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, ample work surfaces with matching splashback, further display cabinets, single sink and drainer unit with central mixer taps, freestanding gas cooker with extractor canopy and feature tiling above, breakfast bar with plumbing for automatic washing machine/dishwasher to centre creating central island effect, through to dining area.

Dining Area

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling with coving, matching laminate flooring, central heating radiator, double doors to built-in storage cupboard, ample electric power points, ample space for dining table and chairs, ample space for additional appliances as required.

Open-Plan Lobby Area

Plastered emulsion décor and ceiling, laminate flooring, UPVC double-glazed door to side allowing access to rear gardens, modern white panel door to side allowing access to cloaks/WC.

Cloaks/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling, tiled flooring, white suite to include low-level WC, wash hand basin with central mixer taps housed within high gloss base vanity unit.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, fitted carpet, ranch-style balustrade,



modern white panel doors to bedrooms 1, 2, 3, feature archway to inner landing.

Bedroom 1 (2.73 x 2.10m)

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

Bedroom 2 (2.89 x 3.73m)

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

Bedroom 3 (3.02 x 2.80m)

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

Inner Landing

Plastered emulsion décor and ceiling, fitted carpet, modern panel door to rear allowing access to spacious family bathroom/WC.

Family Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling, quality tiled flooring, central heating radiator, modern white panel door with central mixer taps and shower attachment, bi-folding above bath shower screen panel, shower supplied direct from combi system, splashback ceramic tiling, complete to bath area, wash hand basin with splashback and central mixer taps, electric power connected for wall light fitting or mirror, low-level WC, door to walk-in storage cupboard fitted with shelving, housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Maintenance-free garden laid to paved patio with concrete block-built side and rear boundary walls, purpose-built garden storage shed with UPVC double-glazed door and matching window, excellent rear lane access.

EPC D

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.