

propertyplus for sale

Semi-Detached House - Pentre

£140,000

Property Reference: PP9095



This is a completely renovated and modernised, deceptively spacious, three bedroom, double-fronted property situated in this quiet location offering unspoilt south-facing views over the surrounding valley.



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This is a completely renovated and modernised, deceptively spacious, three bedroom, double-fronted property situated in this quiet location offering unspoilt south-facing views over the surrounding valley. The property has been completely renovated and modernised by a local builder. It benefits from UPVC double-glazing, gas central heating, brand new fitted carpets and floor coverings throughout, modern fitted kitchen, open-plan aspect to dining area, good sized gardens to front and rear, side access, modern bathroom/WC, shower over bath and detached garage. Arrange your appointment to view today to avoid disappointment. It briefly comprises, entrance hallway, lounge, spacious open-plan fitted kitchen/diner, first floor landing, family bathroom/WC, three generous sized bedrooms, gardens to front and rear, side entrance, detached garage.

Entranceway

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

Hallway

Plastered emulsion décor and ceiling with range of recess lighting, quality tiled flooring, new fitted carpet and staircase to first floor, modern white panel door to side allowing access to lounge, further opening to kitchen/diner.

Lounge (5.60 x 3.21m)

UPVC double-glazed window to front offering unspoilt south-facing views, UPVC double-glazed double French doors to rear allowing access to gardens, plastered emulsion décor and ceiling, quality panelled flooring, radiator, ample electric power points, recess ideal for insert of ornamental display or fire, one further recess with base storage housing gas service meters, modern white panel door to side allowing access to lounge/diner.

Kitchen/Diner (5.78 x 4.19m)

UPVC



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double-glazed window to front and further window to rear overlooking rear gardens, plastered emulsion décor and ceiling with range of recess lighting, quality tiled flooring, UPVC double-glazed door to rear allowing access to gardens, full range of graphite high gloss grey fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, co-ordinate insert sink and drainer with central mixer taps, plumbing for automatic washing machine, integrated electric oven, four ring gas hob, extractor canopy fitted above, ample space for additional appliances and space for dining table and chairs if required.

First Floor Elevation

Landing

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, generous access to loft with pulldown ladder, quality new fitted carpet, spindled balustrade, central heating radiator, electric power points, modern white panel doors to bedrooms 1, 2, 3 and family bathroom.

Bedroom 1 (2.73 x 3.74m)

Two UPVC double-glazed windows to front, plastered emulsion décor and ceiling, modern white panel door to built-in storage cupboard, fitted carpet, radiator, ample electric power points.

Family Bathroom

Generous sized family bathroom with patterned glaze UPVC double-glazed window to rear, ceramic tiled floor to ceiling, plastered emulsion ceiling with recess lighting and Xpelair fan, ceramic tiled flooring, modern white suite to include shower-shaped panel bath with central mixer taps, above bath shower screen, overhead



rainforest shower and attachments supplied direct from combi system, low-level WC, wash hand basin with central mixer taps housed within high gloss base vanity unit, modern white panel door allowing access to walk-in storage cupboard, housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 2 (3.45 x 3.18m)

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

Bedroom 3 (2.31 x 2.44m)

UPVC double-glazed window to rear overlooking driveway and rear gardens, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, ample electric power points, white panel door to walk-in storage cupboard ideal as wardrobe.

Rear Garden

Laid to concrete further allowing access to gravel and grass-laid gardens with ranch-style balustrade, excellent rear street access and detached garage.

Front Garden

Laid to gravel with ranch-style balustrade.

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.