

propertyplus

for sale

Terraced House - Porth

£97,500

Property Reference: PP9317



propertyplus
property-plus.co.uk

Situated here in this peaceful, picturesque location with complete unspoilt views to the front over the surrounding hills and mountains, in a semi-rural type location, we are delighted to offer to the market, this completely renovated and modernised, two bedroom, traditional, two storey, mid-terrace cottage which must be viewed to be fully appreciated.



www.propertypluswales.co.uk

Call Free 0800 043 7300

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Entranceway

Entrance via UPVC double-glazed door allowing access to open-plan lounge/diner.

Open-Plan Lounge/Diner (4.13 x 5.19m)

UPVC double-glazed window to front offering unspoilt views over the surrounding hills and mountains, plastered emulsion décor, patterned artex ceiling with two pendant ceiling light fittings, quality fitted carpet, central heating radiator, open-plan stairs to first floor elevation, ample electric power points, modern Adam-style feature fireplace with matching insert and hearth housing ornamental electric fire to remain





as seen, one recess alcove housing gas service meters, wall-mounted electric service meters, access to understairs storage facility, modern white panel door to rear allowing access to kitchen.

Kitchen (2.72 x 3.42m)

UPVC double-glazed window and door to rear allowing access to rear gardens, plastered emulsion décor, patterned artex ceiling with modern four-way spotlight fitting, cushion floor covering, radiator, full range of white fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces and co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, integrated electric oven, four-ring halogen hob and extractor canopy fitted above, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

First Floor Elevation

Landing

Plastered emulsion décor, patterned artex ceiling, fitted carpet, radiator, modern white panel doors to bedrooms 1, 2 and family bathroom.

Bedroom 1 (3.06 x 4.00m)

UPVC double-glazed window to front offering unspoilt views with made to measure blinds, plastered emulsion décor, patterned artex ceiling, laminate flooring, radiator, electric power points.

Bedroom 2 (2.66 x 2.68m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor, patterned artex ceiling, fitted carpet, radiator, electric power points, made to measure blinds to remain as seen.

Bathroom

Patterned glaze UPVC double-glazed window to rear, ceramic tiling to halfway with plastered emulsion

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décor above complete to bath area, cushion floor covering, radiator, plastered emulsion and coved ceiling, Xpelair fan, white suite to include panelled bath with twin handgrips, shower fitted over bath supplied direct from combi system, low-level WC, wash hand basin.

Rear Garden

Excellent sized garden offering excellent potential for development.

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.