

propertyplus

for sale

Terraced House - Treorchy

£89,950

Property Reference: PP9393



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This is an exceptionally well maintained, two double bedroom, double fronted, mid-terrace cottage situated here in this peaceful, idyllic, semi-rural location offering unspoilt walks and views over the surrounding mountains.



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This is an exceptionally well maintained, two double bedroom, double fronted, mid-terrace cottage situated here in this peaceful, idyllic, semi-rural location offering unspoilt walks and views over the surrounding mountains. It is ideal for walking, cycling, with all its natural beauty and wildlife but still within easy access of the main village at Treherbert. It offers easy access to rail, road and bus connections, schools at all levels. This property affords double-glazing throughout, full gas central heating and will be sold including blinds, light fittings, fitted carpets, floor coverings and many extras. It affords a well maintained, flat cultivated garden laid to lawn and concrete paved patio with a selection of evergreens, plants and shrubs to remain as seen, outbuildings, rear access and unspoilt views. This property would ideally suit, retired couple, first time buyers and must be viewed to be fully appreciated. It briefly comprises, entrance hall, sitting room/bedroom 3, lounge, fitted kitchen, lobby, bathroom/WC, first floor landing, two generous double bedrooms, gardens to rear, outbuildings, rear lane access.

Entranceway

Entrance via hardwood timber door allowing access to entrance hallway.

Hallway

Papered décor, patterned artex décor, quality tiled flooring, staircase to first floor elevation with fitted carpet, sapele doors allowing access to sitting room and lounge.

Sitting Room (2.35 x 4.23m)

Hardwood double-glazed window to front, papered décor, patterned artex and coved ceiling, quality new fitted carpet, radiator, ample electric power points, telephone point.

Lounge (3.51 x 4.24m)

Hardwood double-glazed window to front with made to





measure blinds, papered décor, patterned artex and coved ceiling, fitted carpet, radiator, ample electric power points, brick feature fireplace to main facing wall housing ornamental fire set onto marble hearth, sapele door to understairs storage, further matching door allowing access to kitchen.

Kitchen (2.67 x 4.58m)

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



Lobby

UPVC double-glazed door to rear allowing access to gardens, plastered emulsion décor, patterned artex ceiling, cushion floor covering, further white panel door to side allowing access to bathroom/WC/shower.



Bathroom/WC/Shower

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor to halfway, plastered emulsion décor above, patterned artex ceiling, cushion floor covering, radiator, fixtures and fittings to remain, misty grey suite comprising panelled bath with twin handgrips, low-level WC, wash hand basin, walk-in



shower cubicle fully ceramic tiled housing Triton electric shower, all fixtures and fittings included.

First Floor Elevation

Landing

Matching décor to main entrance hallway, fitted carpet, patterned artex ceiling, sapele doors to bedrooms 1 and 2.

Bedroom 1 (3.49 x 4.26m)

Hardwood double-glazed window to front, UPVC double-glazed window to rear, plastered emulsion décor, patterned artex ceiling, fitted carpet, radiator, electric power points, door to built-in storage cupboard.

Bedroom 2 (2.46 x 4.21m)

Hardwood double-glazed window to front, plastered emulsion décor, patterned artex ceiling, generous access to loft, new modern fitted carpet, radiator, ample electric power points.

Rear Garden

Laid to paved patio with further lawn section stocked with mature shrubs, evergreens etc, garden storage buildings to remain as seen, outside courtesy lighting, concrete block rear boundary wall with excellent rear access.

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.