

Terraced House - Cwmparc

£109,950

Property Reference: PP9734



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This is a renovated and modernised, extended, three bedroom, mid-terrace property situated in this convenient location with Park Primary School directly opposite with further schools at all levels close by.



This is a renovated and modernised, extended, three bedroom, mid-terrace property situated in this convenient location with Park Primary School directly opposite with further schools at all levels close by. This property offers unspoilt views over the Bwlch Clawdd mountain. The garden to rear opens up onto mountains too. The property benefits from UPVC double-glazing and gas central heating, will include all fitted carpets and floor coverings as seen. It would ideally suit first time buyer or young family, it offers easy access to all amenities and facilities including the main shopping village of Treorchy within easy walking distance, close to rail and bus connections. An early appointment is highly recommended. It is being sold with vacant possession and no onward chain. It briefly comprises, entrance porch, open-plan lounge/diner, fitted kitchen, bathroom/WC, first floor landing, three bedrooms, gardens to rear, rear access.

Entranceway

Entrance via UPVC double-glazed door allowing access to entrance porch.

Porch

Plastered emulsion décor and ceiling, laminate flooring, wall-mounted electric service meters, white panel door to rear allowing access to open-plan lounge/diner.

Open-Plan Lounge/Diner (4.78 x 6.93m)

UPVC double-glazed window to front offering unspoilt views over the Bwlch Clawdd mountain, matching window to rear overlooking rear gardens, both with made to measure blinds, plastered emulsion décor and ceiling, four recess alcoves, two with wall light fittings, one housing gas service meters, three central heating radiators, quality laminate flooring, ample electric power points, further wall light fitting to remain as seen, open-plan stairs to





first floor elevation with spindled balustrade and carpet tread, opening to rear through to kitchen.

Kitchen (3.57 x 2.65m)

UPVC double-glazed window and door to side allowing access to gardens, plastered emulsion décor and ceiling with range of recess lighting, tiled flooring, central heating radiator, range of light beech fitted kitchen units comprising ample wall-mounted units, base units, wine racks, 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, ample space for additional appliances as required, white panel door to rear allowing access to bathroom/WC.



Bathroom/WC

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor and ceiling with range of recess lighting, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, radiator, all fixtures and fittings to remain, white suite to include low-level WC, wash hand basin, fully ceramic tiled with shower fitted over bath supplied direct from combi system.



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, spindled balustrade, fitted carpet, electric power points, panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.85 x 2.11m)

UPVC double-glazed window to front with made to measure blinds offering unspoilt views over the surrounding mountains, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power



points.

Bedroom 2 (2.87 x 3.77m)

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

Bedroom 3 (2.87 x 2.79m)

UPVC double-glazed window to rear overlooking rear gardens and surrounding mountains, plastered emulsion décor and ceiling, radiator, ample electric power points.

Rear Garden

Laid to yard, further allowing access onto additional gardens, leading onto decked patio and 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.