

Terraced House - Gilfach Goch

£144,000

Property Reference: PP9746



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Entranceway

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

Hall

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

Open-Plan Lounge/Diner (4.76 x 6.58m not including depth of recesses)

UPVC double-glazed window to front with made to measure blinds, UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, plastered emulsion



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décor and coved ceiling, two central heating radiators, quality laminate flooring, open-plan stairs to first floor elevation with white balustrade and quality modern fitted carpet, three recess alcoves, white panel door to rear allowing access to kitchen.

Kitchen (2.53 x 3.97m)

A feature kitchen with vaulted ceiling, genuine Velux double-glazed skylight windows, plastered with range of recess lighting, plastered emulsion décor, further UPVC double-glazed window and door to side allowing access to rear gardens, white panel door to understairs storage, quality flooring, full range of modern stone in colour high gloss finished kitchen units comprising ample wall-mounted units, base units, drawer pack, co-ordinate work surfaces with matching splashback, integrated electric oven, four ring electric hob and 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 housed behind one larder unit, ample space for additional appliances as required, white panel door to rear allowing access to bathroom.

Bathroom

Beautifully presented, modern bathroom with patterned glaze UPVC double-glazed window to side with roller blinds, plastered emulsion décor and ceiling with coving with recess lighting and Xpelair fan, modern quality flooring, central heating radiator, white modern suite to include oversized shower-shaped panel bath with central mixer taps, overhead rainforest shower with attachment supplied direct from combi

system, above bath shower screen, fully marble-effect panel décor to bath area, low-level WC, feature wash hand basin set onto marble-effect work surface with freestanding central waterfall feature mixer taps, base storage cupboard, vanity mirror fitted above, recess shelving ideal for insertion of towels.

First Floor Elevation

Landing

Plastered emulsion décor and coved ceiling, generous access to loft, radiator, electric power points, white spindled balustrade, quality fitted carpet, UPVC double-glazed window to rear overlooking rear gardens with made to measure blinds, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.79 x 1.95m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling, quality modern fitted carpet, radiator, electric power points.

Bedroom 2 (2.50 x 4.11m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling, quality modern fitted carpet, radiator, ample electric power points.

Bedroom 3 (2.79 x 2.75m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and coved ceiling, quality modern fitted carpet, radiator, ample electric power points.

Rear Garden

Completely landscaped, laid to patio area, leading onto artificial grass-laid gardens with driveway for off-road parking for family vehicle, potentially caravan or motorhome, excellent rear lane access, first patio benefits from outside courtesy lighting and water tap fitting.

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.