

Terraced House - Llwynypia

£120,000

Property Reference: PP9787



We are delighted to offer to the market, this beautifully presented, completely renovated and modernised, two double bedroom, mid-terrace, traditional cottage situated in one of the most sought after locations of Llwynypia, Tonypany within the location known as the terraces which are so much in demand.



We are delighted to offer to the market, this beautifully presented, completely renovated and modernised, two double bedroom, mid-terrace, traditional cottage situated in one of the most sought after locations of Llwynypia, Tonypany within the location known as the terraces which are so much in demand. This property must be viewed to be fully appreciated and offers very generous accommodation. It also affords private gardens to rear with unspoilt views over the surrounding hills and mountains. It offers immediate access to all facilities, amenities, services, transport connections and schools at colleges at all levels. The property benefits from UPVC double-glazing, gas central heating and will be sold including all fixtures and fittings, fitted carpets, floor coverings and many extras. To avoid disappointment arrange your appointment to view today. It briefly comprises, entrance porch, lounge, second reception room/dining room, fully fitted kitchen with integrated appliances and breakfast area, first floor landing, two double bedrooms, modern family bathroom/WC, landscaped garden to rear with no rear access.

Entranceway

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

Porch

Modern panel door to side allowing access to lounge, further matching door to second reception room/dining room, plastered emulsion décor and ceiling, tiled flooring, double doors to built-in storage cupboard.

Lounge (3.45 x 4.31m not including depth of recesses)

Plastered emulsion décor with one feature wall papered, plastered emulsion ceiling with range of recess lighting, high gloss quality laminate flooring, central heating radiator, ample electric power





points, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, modern clear glazed panel door to rear allowing access to kitchen/breakfast room, further opening to side allowing access to second reception room.

Second Reception Room/Dining Room (3.76 x 4.30)
UPVC double-glazed window to front, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling with range of recess lighting, ample electric power points, radiator, high quality high gloss laminate flooring, further modern white panel door to side allowing access to porch, open-plan stairs to first floor with fitted carpet.



Kitchen/Breakfast Room (5.78 x 2.70m not including depth of recesses)
UPVC double-glazed windows to side and rear, UPVC double-glazed door to rear allowing access onto rear gardens, plastered emulsion décor and ceiling with modern dome light fitting for natural light and full range of recess lighting, quality tiled flooring, central heating radiator, full range of high gloss white fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with matching splashback, integrated electric oven, four ring gas hob, glazed splashback above, single sink and drainer unit, plumbing for automatic washing machine, ample space for additional appliances and kitchen table and chairs if required, ample electric power points, some with USB connections.



First Floor Elevation
Landing
UPVC double-glazed window to front, plastered emulsion décor and ceiling,



generous access to loft, fitted carpet, electric power points, white panel doors to bedrooms 1, 2, family bathroom/WC.

Bedroom 1 (2.68 x 4.09m)

UPVC double-glazed window to rear offering unspoilt views of the surrounding valley and overlooking rear gardens, plastered emulsion décor and ceiling with range of recess lighting, quality fitted carpet, radiator, ample electric power points.

Bedroom 2 (2.61 x 4.24m)

UPVC double-glazed window to rear with unspoilt views, plastered emulsion décor and ceiling with range of recess lighting, fitted carpet, radiator, ample electric power points, some with USB connections.

Family Bathroom/WC

Generous family bathroom with patterned glaze UPVC double-glazed window to rear, quality tiled décor with contrast features from floor to ceiling, plastered emulsion ceiling, quality flooring, radiator, Xpelair fan, range of built-in storage cupboards, radiator, white suite to include panelled bath with twin handgrips, above bath shower screen, shower over bath supplied direct from combi system, wash hand basin with central mixer taps, low-level WC, fixtures and fittings to remain.

Rear Garden

Beautifully presented, laid to concrete patio with outside water tap fitting, wrought iron balustrade with feature ornamental slate gravel leading down to artificial lawned gardens with raised flowerbeds and decked private section.

Front Garden

Additional piece of garden which offers great potential to be cleared and driveway for off-road parking for one possibly two vehicles.

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.