

propertyplus

for sale

Terraced House - Ystrad

£125,000

Property Reference: PP9905



This is a spacious three bedroom, double-extended, bay-fronted, mid-terrace property situated in this popular location, offering immediate access to schools, leisure facilities, transport connections, with outstanding views and walks over the surrounding mountains.



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This is a spacious three bedroom, double-extended, bay-fronted, mid-terrace property situated in this popular location, offering immediate access to schools, leisure facilities, transport connections, with outstanding views and walks over the surrounding mountains. The property offers excellent potential to create your dream home. It offers great family-sized accommodation and an early viewing is highly recommended. It benefits from UPVC double-glazing, gas central heating, three generous sized bedrooms, first floor bathroom/WC, generous sized kitchen/diner, gardens to front and rear, excellent rear lane access. It briefly comprises, entrance hall, inner hallway, spacious bay-fronted lounge, fitted kitchen with dining area, first floor landing, three generous sized bedrooms, family bathroom/WC, gardens to front and rear.

Entranceway

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

Hallway

Plastered emulsion décor and ceiling, feature window panelling, tiled area through to main lounge, modern white panel door to side allowing access to lounge, further matching door to rear allowing access to hallway with staircase to first floor elevation with fitted carpet, tiled flooring.

Lounge (3.66 x 6.92m not including depth of bay)

UPVC double-glazed bay window to front with made to measure blinds, plastered emulsion décor, textured and covered ceiling, laminate flooring, central heating radiator, recess alcove fitted with base storage and one cupboard housing gas service meters, recess alcove ideal for ornamental display, feature stone fireplace to main facing wall with Inglenook recess, ample electric power points, white modern panel door to





side allowing access to understairs storage, further door to rear allowing access to kitchen/diner.

Kitchen/Diner (3.44 x 4.06m)

UPVC double-glazed window to rear, UPVC double-glazed door to rear allowing access to rear gardens, plastered emulsion décor and ceiling with two-way spotlight fitting, ceramic tiled flooring, radiator, full range of contrast black and white fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces with co-ordinate splashback ceramic tiling, gas and electric cooker power point, single sink and drainer with plumbing for automatic washing machine, ample space for additional appliances and dining table and chairs if required.



First Floor Elevation

Landing

Plastered emulsion décor, textured and coved ceiling, fitted carpet, spindled balustrade, generous access to loft, white panel doors to bedrooms 1, 2, 3, family bathroom, door to built-in storage cupboard fitted with shelving.

Bedroom 1 (3.01 x 1.93m)

UPVC double-glazed window to front with made to measure blinds, papered décor, textured and coved ceiling, laminate flooring, electric power points.



Bedroom 2 (2.91 x 3.77m)

UPVC double-glazed window to front with plastered emulsion décor, two walls feature papered, textured emulsion and coved ceiling, laminate flooring, ample electric power points.

Bedroom 3 (2.86 x 2.57m)

UPVC double-glazed window to rear, papered décor, textured emulsion and coved ceiling, laminate flooring, radiator, ample electric power points.



Family Bathroom

Generous sized bathroom with patterned glaze UPVC

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double-glazed window to rear, attractive marble panelled décor floor to ceiling, patterned artex ceiling, ceramic tiled flooring, radiator, white suite to include panelled bath, low-level WC, wash hand basin, Xpelair fan, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Excellent size, maintenance-free garden laid to patio with rendered rear boundary walls and excellent rear access.

Front Garden

Laid to concrete with rendered front boundary wall and main 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.