

Detached House - Pontypridd

£450,000

Property Reference: PP8689



propertyplus
property-plus.co.uk

Looking for an Outstanding family home A Large home that could offer combined family living or families with separate granny accommodation An ideal property with immense potential for conversion to Care Home or Multi Occupancy. This is a most Impressive Period Design Traditional Stone Built Detached Property situated in this Particularly Sought after Residential location. It benefits from UPVC double-glazing and gas central heating via two separate combination boilers.



Looking for an Outstanding family home A Large home that could offer combined family living or families with separate granny accommodation An ideal property with immense potential for conversion to Care Home or Multi Occupancy. This is a most Impressive Period Design Traditional Stone Built Detached Property situated in this Particularly Sought after Residential location. It benefits from UPVC double-glazing and gas central heating via two separate combination boilers. The property, with eight bedrooms, one en-suite bathroom to master bedroom, further three bathrooms, reception rooms, two kitchens, utility rooms, outstanding mature gardens has to be viewed internally to be fully appreciated with all its original character and charm. Deceptively spacious set in such close proximity to all amenities and facilities, including transport links, road links via A470 for M4 corridor, the main Shopping Centre with all its High Street shops, cafes and restaurants, leisure facilities including the lido at Ynysangharad Park and Nightlife if required. This is perfect for any fan of Pontypridd Rugby Club, with its outstanding views from the front windows. Arrange your appointment today to avoid disappointment.

Entranceway

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

Hall

Papered décor, papered and original coved ceiling, fitted carpet, radiator, recess fitted with shelving, original panel door to side allowing access to sitting room, original colour-stained and etch glazed panel to rear allowing access to inner hallway.

Sitting Room (4.54 x 4.41m not including depth of recesses)

UPVC double-glazed window to front overlooking front gardens and





with unspoilt views, papered décor, original picture rail, paper and original coved ceiling with matching centrepiece, pendant ceiling light fitting, two radiators, fitted carpet, original oak fireplace with tiled insert and matching hearth housing gas fire, two recess alcoves one fitted with glazed shelving.

Inner Hallway

Staircase allowing access to first floor elevation with spindled balustrade and fitted carpet, papered décor, gallery landing with original coved ceiling, telephone point, original panel door allowing access to kitchen, original panel door to second hallway, further opening through to lobby.

Kitchen (2.59 x 2.84m not including depth of recesses) UPVC double-glazed window to side, tiled ceiling with electric striplight fitting, papered décor, cushion floor covering, range of wall and base units fitted in white, freestanding gas cooker to remain as seen with extractor canopy fitted above, single sink and drainer unit, plumbing for automatic washing machine, double doors to understairs storage, serving hatch through to dining room.

Inner Lobby

Textured décor, papered ceiling, fitted carpet, white panel doors allowing access to dining room and shower room/WC.

Dining Room (4.22 x 2.91m)

UPVC double-glazed patio doors to side allowing access onto side gardens and front and rear gardens, textured emulsion décor, papered ceiling, fitted carpet, radiator, ample electric power points.

Shower Room/WC

Papered décor and ceiling, fitted carpet, radiator, white suite to include low-level WC, wash hand basin, walk-in shower cubicle fully ceramic

tiled housing Triton electric shower.

Second Hallway

Papered décor, papered and coved ceiling, original picture rail, fitted carpet, radiator with lattice work cover, further open-plan staircase to first floor elevation with spindled balustrade, original panel doors to lounge and main kitchen/diner, patterned glaze panel door allowing access to porch.

Side Porchway

Brick built to halfway with UPVC double-glazed panels above and matching door allowing access to porchway.

Main Lounge (4.17 x 4.51m not including depth of recesses)

UPVC double-glazed window to front, papered décor, papered and original coved ceilings with a range of recess lighting, laminate flooring, central heating radiator, Adam-style fireplace with tiled insert and matching hearth housing ornamental electric fire, two recess alcoves either side both fitted with shelving.

Main Kitchen (4.21 x 4.45m not including depth of recesses)

UPVC double-glazed double French doors to side allowing access onto gardens, papered décor, papered and coved ceiling with range of recess lighting, cushion floor covering, radiators, full range of oak fitted kitchen units comprising ample wall-mounted units, base units, leaded display cabinets, double drainer and sink finished in stainless steel with central mixer taps, ample space for additional appliances, freestanding Belling electric cooker to remain as seen, telephone point, ample electric power points, original built-in storage cupboards, further original panelled door to rear allowing access to utility room.

Utility Room (2.16 x 5.04m not including depth of recesses)

Plastered emulsion décor and ceiling with electric striplight fitting, fitted carpet, radiator, further range of base units including single sink and drainer with central mixer taps and plumbing for automatic washing machine, solid timber door to rear, original panelled door allowing access to cloaks/WC.

Cloaks/WC

UPVC double-glazed window to front, plastered emulsion décor and ceiling, cushion floor covering, white in colour suite comprising low-level WC, petite wash hand basin.

First Floor Elevation

Split Gallery Landing

Papered décor, papered and original coved ceiling, original panel doors to bedrooms 1, 2, 3, 4 and bathroom/WC.

Bedroom 1 (4.35 x 4.05m)

UPVC double-glazed window to front allowing unspoilt views of the surrounding mountains and countryside, papered décor, original picture rail, tiled and original coved ceiling, fitted carpet, radiator, original cast iron fireplace with original tiled surround all to remain as seen, ample electric power points.

Bedroom 2 (1.53 x 1.94m)

UPVC double-glazed window to front, fitted carpet, papered décor, electric power points, telephone socket, textured and emulsion ceiling.

Family Bathroom

Patterned glaze UPVC double-glazed window to rear, papered décor, emulsion ceiling, fitted carpet, radiator, suite to include feature seated bath, wash hand basin, low-level WC.

Bedroom 3 (3.18 x 4.15m)

UPVC double-glazed window to side, papered décor, original picture rail, original ceiling, fitted carpet, original cast iron fireplace, radiators, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 4 (2.84 x 2.59m)

UPVC double-glazed window to side, papered décor, original ceiling, fitted carpet, radiator, electric power points.

Staircase Two

Landing Area

UPVC double-glazed window to side offering outstanding views over the surrounding area, further original doors allowing access to bedroom 5, family bathroom/WC, bedroom 6

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.