

Semi-Detached House - Porth

£179,950

Property Reference: PP9741



propertyplus
property-plus.co.uk

This is a three bedroom, semi-detached, modern-style property situated on this popular development offering spectacular views to the rear over the surrounding valley and mountains.



Property Reference: PP9741

This is a three bedroom, semi-detached, modern-style property situated on this popular development offering spectacular views to the rear over the surrounding valley and mountains. This property affords UPVC double-glazing and gas central heating, offers generous family-sized accommodation on two levels with lower ground floor currently utilised as an incredible garage/utility room. This lower ground floor offers enormous potential for conversion to additional living or ideal as is. The property will be sold including all fitted carpets and floor coverings and offers excellent potential for further development. It is being offered for sale at a very realistic price in order to achieve a quick sale. It briefly comprises, entrance hall, spacious lounge, fitted kitchen/dining room, first floor landing, three generous sized bedrooms two with fitted wardrobes, family bathroom/WC, lower ground floor garage with utility area, garden to front.

Entranceway

Entrance via UPVC double-glazed door with matching panel to side allowing access to impressive open-plan entrance hallway.

Hallway

Plastered emulsion décor, textured ceiling, fitted carpet, radiator, ample electric power points, open-plan stairs to first floor elevation with matching fitted carpet, ranch-style balustrade, door to side allowing access to lower ground floor, white panel doors allowing access to lounge and dining room.

Lounge (5.47 x 3.54m)

UPVC double-glazed window to rear offering outstanding unspoilt views of the whole of the valley and mountains, plastered emulsion décor, patterned artex and coved ceiling, central heating radiator, fitted carpet, ample electric power points, gas fire set onto





marble-effect hearth with mahogany plinth above.

Kitchen/Diner (3.65 x 3.85m)

UPVC double-glazed window to front overlooking front gardens and lawns with UPVC double-glazed door to side allowing access to front and rear, papered décor, textured and emulsion ceiling, wall-mounted gas boiler supplying domestic hot water and gas central heating, quality flooring including quality fitted carpet to dining area, full range of mahogany fitted kitchen units comprising ample wall-mounted units, base units, corner storage, leaded display cabinets, drawer pack, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four ring gas hob, extractor unit fitted above, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample electric power points, ample space for dining table and chairs if required, ample space for further appliances, central heating radiator.

First Floor Elevation

Landing

Matching décor to entrance hallway, ranch-style balustrade, quality fitted carpet, electric power points, generous access to loft, white doors to bedrooms 1, 2, 3, bathroom, built-in airing cupboard housing lagged hot water cylinder and fitted with shelving.

Family Bathroom/WC

Excellent size, with two patterned glaze UPVC double-glazed windows to front, ceramic tiled décor to halfway with papered décor above, textured emulsion ceiling, fitted carpet, radiator, champagne bathroom suite comprising oversized corner bath with seating area, twin handgrips, central mixer taps and shower attachment, low-level WC, wash

hand basin, fixtures and fittings to remain.

Bedroom 1 (2.48 x 3.08m not including depth of built-in wardrobes)

UPVC double-glazed window to front overlooking front gardens, plastered emulsion décor, fitted carpet, radiator, ample electric power points, full range of built-in wardrobes with mirror fronted sliding doors providing ample hanging and shelving space.

Bedroom 2 (3.50 x 3.46m)

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, ample electric power points.

Bedroom 3 (2.29 x 2.16m not including built-in wardrobes)

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, ample electric power points, full range of built-in wardrobes to one wall providing ample hanging and shelving space.

Lower Ground Floor (7.50 x 5.27m)

Concrete floor, electric power and light, ample space for appliances, up and over doors, excellent garage space potentially for a number of vehicles with excellent access.

Front Garden

Laid to concrete patio at two levels, further onto lawned gardens with evergreen boundary hedging together with brick and block front boundary wall, wrought iron gate allowing main

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.